



SOLENT
ECOLOGY

2 West Haye, St Peters Road – Ecological Impact Assessment

July 2025

Contents

Executive Summary	3
1. Introduction	5
1.1 Site Location	5
1.2 Proposals	5
1.3 Objectives	5
2. Methodology	6
2.1 Desk Study	6
2.2 Field Survey	6
2.3 Limitations	10
3. Results	11
3.1 Desk Study	11
3.2 Field Survey Results	12
4. Discussion	19
4.1 Anticipated Impacts of the Proposals	19
4.2 Recommendations and Mitigation	20
4.3 Enhancements	21
5. Conclusion	24
6. References	25
Figure 1. Site Location	26
Figure 2. UKHab Map	27
Figure 3. Bat Survey Results	28
Appendix 1 – Legislation	29



Executive Summary

Section	Summary
Site Location	The site is located at 2 West Haye, St Peters Road, Hayling Island. The site currently consists of a single dwelling with associated access, driveway and amenity garden. The building is currently in a state of disrepair and in need of renovation, as it is not currently safe to inhabit. The site sits within a row of residential houses extending north and south, with arable land to the west and more housing to the east.
Proposals	The proposals include the renovation of the house, demolishing the single-storey extension extending north and rebuilding this as a two-storey extension. The works also include the renovation of the existing access, driveway and amenity space.
Scope	• Conduct a desk study and summarise findings from all required surveys, including a UKHab Survey, Preliminary Roost Assessment (PRA), and any additional phase 2 surveys. • Evaluate potential impacts of the proposals on protected sites, habitats, and species based on survey results, and provide recommendations for avoidance, mitigation, and compensation where necessary. • Outline opportunities to enhance the site for both habitats and species.
Results	Three statutory sites were found within 2km of the site including Chichester and Langstone Harbour SPA, Ramsar and SSSI, Solent Maritime SAC and Warblington Meadows SSSI. A number of SWBG sites were found on both side of the site. No priority habitats were found within the site or immediately adjacent. Habitats on site included a vacant building (u1b5), a gravel driveway (u1c), and an amenity garden area which is well managed (g4). The building contained several potential roosting features for bats, including external crevices and access to loft voids. A thorough internal and external inspection found no evidence of bat use, making the presence of a high-status roost unlikely. A second PRA was undertaken following the second survey and no evidence of bats was found again. Overall, the building is assessed as having Moderate Suitability. Two emergence surveys were undertaken and no bats were recorded using the building. The second survey on the rear of the building captured a lot of foraging activity, but as the lighting was insufficient, it could not be confirmed that bats did not emerge from the building. A third survey on the rear of the building was undertaken, and the activity was confirmed to be foraging; no bats were seen emerging.



	The site was also suitable for nesting birds within the building and foraging badgers, although no direct evidence was observed.
Recommendations	Recommendations: • Although not required, it is recommended that a soft strip of the roof be undertaken under the supervision of an ecologist. • Type 1 Bitumen and hessian felt to be used, not BRM • All clearance works to be undertaken outside the breeding bird season unless supervised by a suitably qualified ecologist Enhancements: • Adding at least four bat tiles into the new roof either through purpose-designed tiles or through bespoke methods using the new tiles • Artificial lighting to use LED, warm coloured bulbs with downward facing hoods to avoid any light spill which could impact wildlife using the site. • Utilize wildlife friendly native planting both within the lawn and when planting hedgerows.
Conclusion	Following the desk study, and field surveys including UKHab survey, PRAs and bat emergence surveys, it is deemed highly unlikely for these proposals to lead to any direct impacts on protected sites, habitats, or species. Provided the measures within this report for mitigation and enhancements can be adopted, it is anticipated that the design brought forward for this site would be compliant with current local and national biodiversity planning policy.



1. Introduction

1.1 Site Location

The site is located at 2 West Haye, St Peters Road, Hayling Island (hereafter referred to as the site). The site currently consists of a single dwelling with associated access, driveway and amenity garden. The building is currently in a state of disrepair and requires renovation, as it is not safe to inhabit. The site sits within a row of residential houses extending north and south, with arable land to the west and more housing to the east (see Figure 1).

1.2 Proposals

The proposals include the renovation of the house, demolishing the single-storey extension extending north and rebuilding this as a two-storey extension. The works also include the renovation of the existing access, driveway and amenity space.

1.3 Objectives

The objectives of this report are to:

- Undertake a desk study to obtain existing information on the designated sites within the site and its zone of influence;
- Summarise the findings of all required survey work on the site including a UKHab Survey, a Preliminary Roost Assessment (PRA) of the building to be impacted and further phase 2 surveys required;
- Using the information found during the phase 1 and phase 2 surveys, evaluate any potential impacts of the proposals on protected sites, habitats and species;
- Where required, provide recommendations for avoidance, mitigation, and compensatory methods required; and
- Outline means of enhancing the site for both habitats and species.

The details of this report will remain valid for a period of eighteen months from the date of the first survey (i.e. until October 2026)(CIEEM, 2019), after which the validity of this assessment should be reviewed to determine whether further updates are necessary.

The recommendations within this report should be reviewed (and reassessed if necessary) should there be any changes to the red line boundary or development proposals which this report was based on.



2. Methodology

2.1 Desk Study

The desktop study comprised using online information from sources such as MAGIC (<https://magic.defra.gov.uk>) and Ordnance surveys and aerial imagery to identify statutory designated sites for nature conservation, areas mapped as priority habitats and European Protected Species Licenses (EPSLs) within a zone of influence of the site.

The desktop study includes:

- 2km for Statutory Designated Sites of both International and National Importance (e.g. Special Areas of Conservation (SAC), Special Protection Area (SPA), Ramsar sites, Sites of Special Scientific Interest (SSSI) etc.);
- 1km for EPSLs; and
- 1km for ancient woodland and mapped priority habitats.

2.2 Field Survey

The following methods have been used to identify habitats and the presence of / potential for protected species on or near the site. Only species relevant to the proposed works have been included, and the red line boundary, as well as anything within 50m (where possible), was surveyed.

2.2.1 Habitats

An extended UKHab survey was undertaken on the site on 6th of May 2025 by Ecologist Lewis Hooper BSc (Hons). The weather conditions were clear, calm and warm.

The habitats present on site were mapped in accordance with the UK Habitat Classification – Version 2.0 (UK Hab Ltd., 2023). The habitats have been classified to a minimum of level 3, to identify the presence of any Habitats of Principal Importance (HPIs) listed under the Natural Environment and Rural Communities (NERC) Act 2006. Dominant plant species were recorded for each habitat present using standard nomenclature (Stace, 2019).

2.2.2 Protected Species

The site was inspected for the presence of, evidence of, or the potential to support, protected and notable species. This was undertaken using the relevant best practice guidance for each species or species group listed below.

Badgers

Legal Protection

Protection of Badgers Act 1992; Wildlife and Countryside Act 1981 (as amended) Schedule 6.

The site was surveyed for evidence of badger *Meles meles* setts or other badger activity such as paths, latrines or signs of foraging. Methodologies used and any setts recorded were classified according to published criteria (Harris, et al., 1989).

Bats



Legal Protection

Conservation of Habitats and Species Regulations 2017 Schedule 2; Wildlife and Countryside Act 1981 (as amended) Schedules 5 & 6; Natural Environment and Rural Communities 2006 Section 41.

Roosting Bats - Preliminary Roost Assessment (PRA) (Buildings)

The PRA was undertaken on 6th of May 2025 by Ecologist Lewis Hooper (Licence No. - 2022-10407-CL17-BAT). During the assessment, the weather conditions were clear, calm and warm. Following unclear results on the rear of the building on the second emergence survey, a second PRA survey was conducted on the 7th of July. During the assessment, the weather conditions were clear, calm and warm.

Any suitable buildings/structures on site were assessed from the ground for their suitability to support breeding, resting and hibernating bats using survey methods based on the BCT Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2023) – hereafter referred to as the 'BCT Guidelines'. Droppings found were submitted for DNA analysis to confirm species.

External Inspection

The building was systematically inspected during daylight, and any features suitable for bats were noted, such as weatherboarding, hanging tiles, gaps in brickwork, lifted lead flashing, slipped or broken tiles and missing mortar below ridge tiles. Features located at height were viewed from the ground using binoculars. Any potential bat access points were inspected for signs of bat presence, such as:

- Bat droppings;
- Feeding remains;
- Suitable entry and exit points;
- Live or dead bats; and
- Oily marks (from fur) or localised clean spots around possible access points and roost areas.

Internal Inspection

The internal area of the building was accessed for a detailed assessment. The assessment looked at known key roosting locations for bats, including at and around the ridge beam, as well as looking for droppings beneath it, and in any joints where a suitable crevice is found. Additionally, general notes on the roof's construction, condition and materials used were made.

Categorisation

Following the PRA, the building was classified using the following, outlined within the BCT guidelines (see Table 1):

Table 1. BCT guidelines for PRAs

Suitability	Typical Roosting Features
None	No habitat features on site likely to be used by any roosting bats at any time of the year.



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.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. These potential roosting sites do not provide enough space, shelter, protection, appropriate conditions, and/or suitable surrounding habitats for use on a regular basis or by larger numbers of bats.
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.
High	A structure with one or more potential roost sites that are obviously suitable for use by large 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.

Presence / Likely Absence Emergence Surveys

Following the results of the PRA and in accordance with the BCT guidelines, two emergence surveys were undertaken between May and June 2025. A third survey on the rear of the building was subsequently added after the second survey due to insufficient lighting on the rear of the building. The surveys started 15 minutes before sunset and continued for 1.5 hours after sunset. Bat surveys were completed during the period when bats are active (May – September), spaced at least three weeks apart, within the optimum survey season and within suitable weather conditions (above 10°C, dry and with calm winds) (see Table 2).

Table 2. Emergence survey weather data

Survey No.	Date	Time		Air Temperature (°C)		Wind Speed	Cloud Cover (%)	Precipitation
		Start	End	Initial	Final			
1	13/05/25	20:25	22:15	17	14	1	0	0
2	10/06/25	20:55	22:46	18	13	1	10	0
3	24/06/25	20:45	22:31	18	16	1	20	0

During the surveys, surveyors and Night Vision Aids (NVAs) were positioned to have a clear view of the potential roosting features identified during the PRA (see Figure 2). All bat activity was recorded throughout the survey and mapped in as much detail as possible.

NVAs were used as well as surveyors in line with the BCT guidelines. The NVAs were set to record the duration of the survey, with the same timings as stated in Table 2. Footage analysis was undertaken following the surveys to ensure no emergences were missed at any point.



Both surveyors have at least a decade of experience undertaking bat surveys on buildings and have the appropriate equipment to undertake effective emergence surveys. The surveyors and the equipment used are listed below:

- Surveyors – Lewis Hooper (2022-10407-CL17-BAT) and Jake Cousins
- Equipment – Elekon Batlogger M, Pixfra ARC A613 (Thermal), Cannon XA11 (IR Camera), Echo Meter Touch 2, Nightfox Whisker and additional IR floodlights.

Birds

Legal Protection

Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act (2006) (NERC Act), Conservation of Habitats and Species Regulations 2017 (as amended), and Annex 1 of the Birds Directive

Bird species identified at the time of the survey were noted, and nesting birds were recorded as seen. An assessment of the habitats present was undertaken to determine the likely value to breeding and wintering birds.

Reptiles

Legal Protection

Smooth snake and sand lizard: Conservation of Habitats and Species Regulations 2017 Schedule 2; Wildlife and Countryside Act 1981 (as amended) Schedules 5; Natural Environment and Rural Communities 2006 Section 41.

The site was appraised for its suitability to support reptiles using guidance outlined in the Herpetofauna Workers' Manual (Gent & Gibson, 2003).

Invasive Species

Legal Protection

Wildlife and Countryside Act 1981 (as amended) Schedule 9; Environmental Protection Act 1990.

Evidence of species listed on Schedule 9 of the Wildlife and Countryside Act (1981) as amended or the invasive alien species (enforcement and permitting) order (2019) as amended, were recorded as seen.

Scoped Out

Commuting and foraging bats were ruled out due to the small size of the site and the poor habitats present within it, e.g. hard standing, modified grassland and ornamental planting. The proposals are not deemed to have a significant effect on any suitable foraging habitats for bats.



Otters *Lutra lutra* and water voles *Arvicola amphibius* were scoped out of this assessment because there are no waterbodies within the site and no connected running water, such as rivers and streams, within 500m of the site.

Great crested newts *Triturus cristatus* were ruled out due to the lack of a suitable waterbody being present within 250m of the site.

2.3 Limitations

The surveys were conducted using bat detectors to assist with species identification. While all survey methods have inherent limitations, including the potential under-recording of species with faint echolocation calls such as brown long-eared bats, these limitations were taken into account during data analysis. Bat calls can vary significantly depending on the surrounding habitat and the bats' behaviour (e.g. commuting, foraging, or social interaction), and calls from some species are very similar. In such cases, identification is made to the genus or group level (e.g. *Myotis*, *Myotis* / *Plecotus*, or *Nyctalus* / *Eptesicus*). Where call characteristics were inconclusive, records have been labelled as 'unknown' to ensure the dataset is interpreted with accuracy and transparency.

During the second bat survey, insufficient lighting conditions on the rear of the building and a high level of foraging activity in the area made it difficult to determine with clarity whether bats were emerging from the building itself. To address this, a second PRA was conducted alongside an additional bat emergence survey focusing on the rear of the building. As a result, this limitation has been effectively mitigated and does not significantly affect the overall conclusions of the report.

Notwithstanding the limitations highlighted above, the survey effort applied is considered sufficient to meet the aims of the survey and this report, in accordance with the aforementioned guidelines.



3. Results

3.1 Desk Study

3.1.1 Protected Sites

A search for protected sites within 2km of the site was undertaken, and the results are outlined in Table 3.

Table 3. Statutory designated sites within 2km of the site

Designation	Site	Location	Description
Ramsar, SPA, SSSI	Chichester and Langstone Harbour	500m East	An internationally important wetland complex supporting large numbers of wintering and migratory birds, including brent geese and redshank. Its intertidal mudflats, saltmarshes, and shallow waters provide vital feeding and roosting habitats, with national recognition for their biodiversity.
SAC	Solent Maritime	600m East	Designated for its extensive coastal and marine habitats, including estuaries, mudflats, sandflats, and saltmarsh. It supports important communities of marine species and habitats of European importance, including eelgrass beds and lagoonal habitats.
SSSI	Warblington Meadows	2000m north	Warblington Meadows is known for its traditionally managed wet meadows, supporting a rich variety of grassland flora and invertebrates. It represents an increasingly rare habitat type in southern England.

3.1.2 Solent Wader and Brent Goose Sites

The site itself is not within a designated Solent Wader and Brent Goose (SWBG) Area, however, it is noted that fields directly to the west and to the east, beyond a small road and a row of housing, are core areas (H60G and H59E).

3.1.3 European Protected Species Licenses

Two European Protected Species Licenses were found within 1km of the site including:

- EPSM2010-2147 – The destruction of a resting place for common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, brown long-eared bat *Plecotus auritus* and Natterer's bat *Myotis nattereri*.
- 2016-25895-EPS-MIT – The damage of a resting site for Natterer's bat.

3.1.4 Priority Habitats

No priority habitats were found within or immediately adjacent to the site.



Priority habitats found within 1km include good quality semi-improved grassland, mudflats, coastal salt marsh, coastal grazing marsh, priority deciduous woodland and traditional orchard. There is no ancient woodland within 1km of the site.

3.2 Field Survey Results

3.2.1 Habitats

All habitats within the red line boundary were identified and mapped (see Figure 2). Habitats found on site identified on site are outlined below with their UKHab reference and any secondary codes.

Developed land; sealed surface – Buildings (u1b5), Vacant or derelict (82)

A semi-detached, vacant dwelling made up a large portion of the site. The building was a 19th-century two-storey house with a single-storey extension to the north. The house was of brick and flint construction with a clay tiled roof. Further details of the house are outlined in section 3.2.2 below.

Artificial unvegetated, unsealed surface (u1c)

The access from St Peter's Road to the front (east) of the property consists of a gravel, stone and concrete track with some small areas of vegetation growing through (see Images 1 and 2). This area was deemed to be of negligible importance for biodiversity.



Image 1. The gravel and concrete track extending to St Peter's Road.



Image 2. The gravel and stone track immediately outside the dwelling.

Modified Grassland (g4)

Immediately to the west and east of the dwelling were the amenity garden areas which area managed and mown regularly. The sward height was short only growing longer against the fence line and was dominated by common, widespread species including daisy *Bellis perennis*, perennial rye grass *Lolium perenne*, dandelion *Taraxacum officinale*, cocks foot *Dactylis glomerata*, creeping thistle *Cirsium arvense*, herb Robert

Geranium robertianum, cleavers *Galium aparine* and some small patches of ox-eye daisy *Leucanthemum vulgare*, along with some ornamental shrubs (see Images 3 and 4).



Image 3. Front garden to the east of the dwelling.



Image 4. Rear garden to the west of the dwelling.

3.2.2 Protected and Notable Species

Badgers

The site does contain areas of modified grassland which badgers can use for foraging purposes and as sett creation habitat.

No evidence of badgers, including setts, snuffle holes or latrines, was found within, or adjacent to the site.

Bats

PRA

The site contains a single semi-detached building, which was inspected for its potential to support roosting bats.

External

The dwelling was a two-storey semi-detached property with a single-storey extension extending to the north. The building was of brick and flint construction with a pitched roof with hipped ends hung with handmade clay tiles. The building was in poor condition, the roof had several gaps under and around lifted and broken tiles, mortar was missing around ridge tiles, ridge tiles themselves were missing, and there were gaps in the brickwork (see Images 5-8).





Image 5. The front (eastern elevation) of the building.



Image 6. The eastern elevation of the building viewed from the north, looking south. Shows gaps in roof tiles and a missing ridge tile.



Image 7. The rear (western elevation) of the building.



Image 8. A close-up of the single-storey extension showing gaps in the roof tiles.

Internal

The dwelling had two loft voids: one in the two-storey section and another in the single-storey extension.

The two-storey loft had a timber queenpost style frame without the central beam. The roof comprised timber beams, bitumen roofing felt, thin timber sarking, and plaster. The void had a block end and a single chimney breast. Many timber elements and the sarking were in poor condition, with most of the sarking detached. There were gaps at the ridge, including a large one near the chimney. Signs of rats, wasps, and extensive cobwebbing were present in places, and no evidence of bats was found (see Images 9 and 10).

The single-storey extension loft was of similar timber construction, with bitumen felt but no sarking. It appeared more modern, with the felt in good condition and no visible light ingress. This void was also heavily cobwebbed, with no evidence of bats (see Images 11 and 12).



Image 9. A view of the loft in the two-storey section of the dwelling.



Image 10. A second view of the loft in the two-storey section of the dwelling.

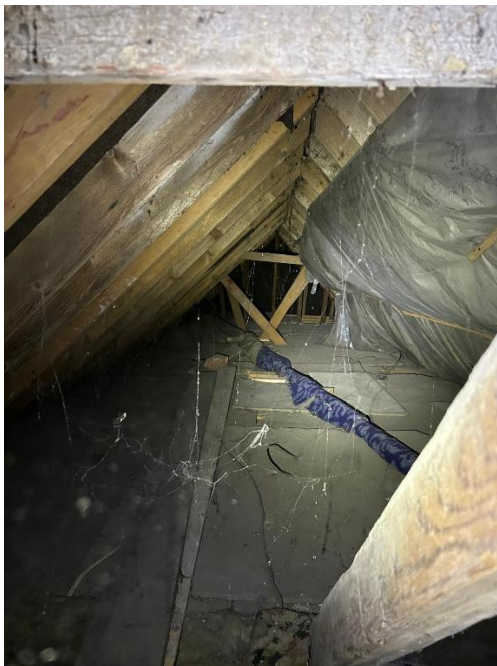


Image 11. A view of the loft in the single-storey extension.

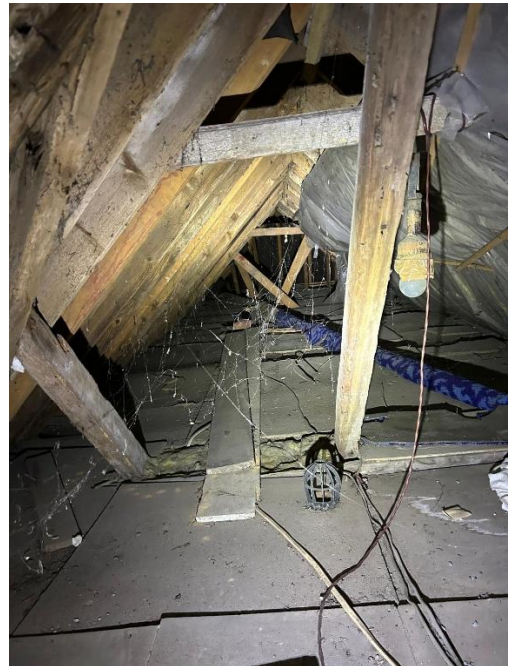


Image 12. Another view of the loft in the single-storey extension.

Summary

The building offers multiple suitable features for roosting bats, including numerous external crevices and access points into loft voids. A detailed internal and external inspection found no evidence of bat use, such as droppings, staining, or feeding remains. The absence of such evidence, both internally and externally, makes the presence of a roost of high conservation status (such as a maternity roost) unlikely. The building sits within a rural landscape surrounded by arable land and direct flightlines to hedgerows and tree lines in the immediate area, increasing the likely presence of bats.

Based on the features present, the wider surroundings and also the lack of evidence of use, the building is assessed as having **Moderate Suitability**. To confirm the presence or absence of roosting bats, as well as characterise any roosts found and identify roosts of high conservation status (if any), **at least two emergence surveys** are recommended, in line with BCT survey guidelines.

Second PRA

A second PRA was undertaken following the second emergence survey to check for any new signs of bats. The loft voids were re-checked and a ladder was used on the single-storey extension to search to roof and gutter for any signs of bats. The conditions internally and externally remained the same, and no signs of bats were found.

Phase 2 Emergence Surveys

As the building was classified as moderate potential during the PRA, two emergence surveys were undertaken. Following inconclusive results on the rear of the building during the second survey, a third survey on the rear of the building was undertaken with additional lighting. All results from the surveys can be seen in Figure 3.

Survey 1 – 13/05/2025

No emergences were observed.

Bats were observed on both sides of the building from 21:08 onwards on the evening. The majority of activity was noted by common pipistrelle *Pipistrellus pipistrellus* and soprano pipistrelles *Pipistrellus pygmaeus* foraging in the front and rear gardens, and a single noctule passed over at 22:08.

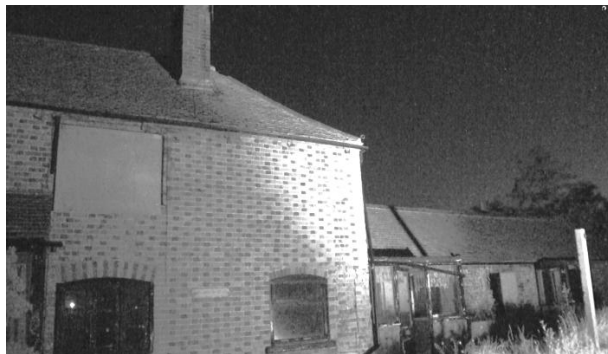


Image 13: An image of the eastern surveyors' view



Image 14: An image of the western surveyors' view

Survey 2 – 10/06/2025

No emergences were observed.

A number of bats were observed throughout the survey from 21:21 until the end. Common and soprano pipistrelle were noted in good numbers with at least 3-5 of each species foraging in both the front and rear garden. Other bats noted commuting through included serotine, noctule and a long-eared species. A lot of foraging behaviour was noted in the rear garden between 21:30 – 22:10, which, with the poor lighting, made it impossible to be certain that none of these bats had emerged from the building.





Image 15: An image of the eastern surveyors' view



Image 16: An image of the western surveyors' view

Survey 3 – 24/06/2025

No emergences were observed.

A number of bats were observed throughout the survey from 21:36 until the end. Soprano pipistrelles were noted in good numbers with at least 3-5 foraging in the rear garden with at least two common pipistrelles. A single serotine was seen foraging over the track adjacent to the rear of the building between 22:10 and 22:20, and a noctule was heard commuting over the site on two occasions.



Image 17: An image of the western surveyors' view

Summary

The building was not seen to support any roosting bats.

A total of five common and rare species were observed commuting through the area and foraging around the building. The front and rear gardens were seen to be hot spots for foraging pipistrelles, and commuting from north to south was observed regularly by all species.

Birds

The site contains an old building which could support breeding birds. Common and widespread species were noted in small numbers around the site, including blue tit and



blackbird. No birds were observed to be nesting within the building, however, there is potential for birds to do so.

The site is deemed to be of low ecological value for breeding birds.

Reptiles

The site contained some suitable habitat for reptiles, including modified grassland and ruderal vegetation. The grassland was well-managed and showed little to no structural diversity, limiting its potential to support populations of reptiles. No suitable hibernacular was found on site, and no signs of reptiles were noted on the site visit.

The site is deemed to be of negligible ecological value for reptiles if kept in its current state.

Invasive Species

No invasive species of note were observed on site.



4. Discussion

A desk study identified three statutory designated sites within 2 km of the site, including Chichester and Langstone Harbour (Ramsar, SPA, SSSI), Solent Maritime SAC, and Warblington Meadows SSSI, all of which support significant habitats and species. Additionally, while the site lies outside of the Solent Wader and Brent Goose Network, adjacent fields are designated core areas and no priority habitats are present on site, although several occur within 1 km.

Field surveys found habitats dominated by modified grassland and developed surfaces of low ecological value. A semi-detached building on site offered **moderate bat roosting potential**; however, no evidence of roosting was recorded during internal inspections or three emergence surveys. The site also has low potential for breeding birds and negligible suitability for reptiles.

The proposed works are to impact the main building and small areas of the surroundings, mostly to do with the developed sealed land. Mitigation for bats and nesting birds should be considered as works affect the building.

4.1 Anticipated Impacts of the Proposals

4.1.1 Designated Sites

The site is located 500m from Chichester and Langstone Harbour SPA and 600m from Solent Maritime SAC. The proposals do not impact any statutory designated sites through direct land take.

The proposals do not result in an increase in residential units, so there is not anticipated to be a significant increase in recreational pressure or nutrient pressure in nearby designated sites.

The site lies adjacent to functionally linked land associated with nearby SPAs, in the form of Solent Waders and Brent Goose (SWBG) sites located on either side. Any obstruction to sight or flight lines to these areas could impact their usage by birds, potentially compromising the integrity of the SPAs. The existing building is a two-storey dwelling with a single-storey extension proposed to be extended to two storeys. Given the presence of an attached two-storey dwelling to the south and additional two-storey properties to the north, the proposed increase in height is not expected to significantly affect sightlines or the use of the SWBG sites by birds.

4.1.2 Habitats

The site does not contain any priority habitats, only impacting areas of unvegetated unsealed surface, modified grassland and developed land, all of which are considered to be of negligible value to biodiversity.

The proposals are deemed to be a householder application, so is exempt from the need for a Biodiversity Net Gain Assessment.

4.1.3 Protected Species

Badgers



As no evidence of badgers was found on site, and the loss of habitat is minimal and of low value in the wider context, no negative impacts on badgers are anticipated through these proposals.

Bats

No bats or evidence of bats were found during the PRAs and no bats were observed emerging from or re-entering the building/structure during the dusk emergence surveys.

Roosting bats are therefore considered likely absent from this building and the proposals can proceed without further survey, licensing or mitigation.

In the unlikely event bats or evidence of roosting bats (e.g. droppings) is discovered prior to or during these works, then works must cease immediately to avoid an offence being committed, and a licensed bat ecologist consulted to determine an appropriate course of action.

If works do not begin by **December 2026**, an update bat building inspection and / or nocturnal surveys may be needed to update site conditions.

Birds

The site was seen to have the potential to support a small number of common and widespread birds. Without mitigation, any vegetation removal during the breeding bird season could result in an offence under the Wildlife and Countryside Act 1981.

Reptiles

The site was deemed to be of negligible ecological value for reptiles if kept in its current, managed state, therefore, the proposals will not have any significant impact on reptiles.

4.2 Recommendations and Mitigation

4.2.1 Bats

Although bats were confirmed to be absent from the building during the surveys, the building has been assessed to have the potential to support roosting bats, and given that bats are known to regularly switch roost sites depending on factors such as season, temperature, and disturbance (Mitchell-Jones & McLeish, 2004), it is recommended that any works to the roof be carried out under a soft-strip protocol. This should be undertaken carefully by contractors under the supervision of a suitably qualified ecologist. This approach will help minimise the risk of harm to any bats that may be present but undetected during surveys and ensure legal compliance with wildlife protection legislation.

Breathable Roofing Membranes (BRM) should be avoided and Type 1F bitumen and hessian under-felt should be used.

Ongoing research has confirmed that no BRM are entirely bat-friendly and all pose a risk to bats. As the membranes wear over time the fibres in the membrane become loose. Bats become entangled in the fibres and, unable to escape, dehydrate, and starve to death. As well as posing a risk to bats, BRMs are also degraded by bats and the efficiency of the membrane is impaired.



4.2.2 Birds

All clearance works of the building will be undertaken outside of the nesting bird season (March-September inclusive). If this is not possible and works are required between March to September inclusive, a nesting bird check should be carried out by an ecologist prior to any works on the building.

If active nests are found, work exclusion zones will be installed using appropriate fencing around nests to prevent damage or destruction to the nest.

4.3 Enhancements

It is a requirement of the National Planning Policy Framework (Ministry of Housing, Communities & Local Government, 2024) and Policy DM8 of the Havant Core Strategy 2011 (Havant Borough Council, 2011) to provide enhancements for biodiversity as part of development. The following measures are proposed in order to enhance the site for biodiversity:

- **Bat Tiles**

As part of the proposed development, bat tiles should be installed to enhance local biodiversity and support roosting opportunities for bats.

At least four bat tiles will be integrated into the new roof on both pitches, close to the ridge and hip tiles and away from any artificial lighting to maximise solar gain, minimise disturbance and maintain suitable microclimatic conditions for bat occupancy.

Examples of bat tiles



The tiles will be purpose-designed units or can be made bespoke on site by lifting tiles to create suitable features for crevice-dwelling bat species such as common pipistrelle. The bat tiles will be installed in accordance with manufacturer guidelines and positioned to provide safe and sheltered access for bats.

- **Artificial Lighting**



Artificial lighting can have significant ecological impacts, particularly on bats and birds.

The Institution of Lighting Professionals (ILP, 2023) notes that artificial lighting may adversely affect bats by disrupting their foraging, commuting, and roosting behaviour, potentially impacting reproductive success. Similarly, excessive or misdirected lighting can disturb birds by altering natural behaviours such as feeding or flight patterns. To minimise these impacts, only LED lamps with a low colour correlated temperature, preferably below 2700K, should be used, and all lighting must be directed downward with hoods or shields to prevent upward and lateral spill. Lighting near boundary features used by commuting bats must be designed to maintain lux levels at or below 1, and no external lighting should be directed toward hedgerows, scrub, or trees.

These measures will help ensure that lighting does not disrupt the ecological function of adjacent habitats or species of conservation concern.

- **Planting**

Wildlife-friendly planting should prioritise native species that provide food and shelter for a wide range of local fauna, particularly birds, pollinators, and small mammals. Where space allows, the inclusion of native hedgerow planting is especially valuable, offering nesting opportunities, foraging resources, and vital commuting corridors for wildlife such as hedgehogs, bats, and birds.

Recommended native species for hedgerow or general planting include:

- Hawthorn *Crataegus monogyna* – provides dense cover and spring blossom for pollinators, followed by berries for birds.
- Blackthorn *Prunus spinosa* – early nectar source and important food plant for some butterfly larvae.
- Hazel *Corylus avellana* – offers nuts for small mammals and supports a wide range of insects.
- Field Maple *Acer campestre* – a valuable native tree for pollinators and autumn colour.
- Dog Rose *Rosa canina* – produces flowers for insects and hips for birds in late autumn.

The following native species are suitable for inclusion in a low-maintenance, pollinator-friendly lawn:

- Crested Dog's-tail *Cynosurus cristatus*
- Red Clover *Trifolium pratense*
- Bird's-foot Trefoil *Lotus corniculatus*



- Selfheal *Prunella vulgaris*
- Common Knapweed *Centaurea nigra*



5. Conclusion

Following the desk study, and field surveys including UKHab survey, PRAs and bat emergence surveys, it is deemed highly unlikely for these proposals to lead to any direct impacts on protected sites, habitats, or species. However, to ensure this, recommendations for the works include:

- Although bats were not found during surveys, the building has the potential to support roosting bats. Due to their habit of switching roosts (Mitchell-Jones & McLeish, 2004), roof works should follow a soft-strip protocol under the supervision of a qualified ecologist to avoid harm and ensure legal compliance.
- Breathable Roofing Membranes (BRMs) should be avoided, as research shows they pose significant risks to bats through entanglement and degradation. Type 1F bitumen and hessian under-felt is recommended instead.
- Building clearance works should take place outside the bird nesting season (March–September). If works must occur during this period, a pre-works nesting bird check by an ecologist is required. If active nests are found, exclusion zones must be established.

In order to meet policies outlined in the NPPF and DM8 of the Havant Borough Core Strategy 2011, enhancements for biodiversity should be put in place, including:

- Adding at least two suitable bat tiles installed on the building.
- Utilise wildlife-friendly native planting both within the lawn and when planting hedgerows.

Provided the measures within this report for mitigation and enhancements can be adopted, it is anticipated that the design brought forward for this site would be compliant with current local and national biodiversity planning policy.



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Figure 1. Site Location

2 West Hayle, St Peters Road

Legend

 RLB

Author: Lewis Hooper

Date: 28/07/2025



Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors.

Figure 2. UKHab Map

2 West Hayle, St Peters Road

Legend



RLB

UKHab

g4 - modified grassland

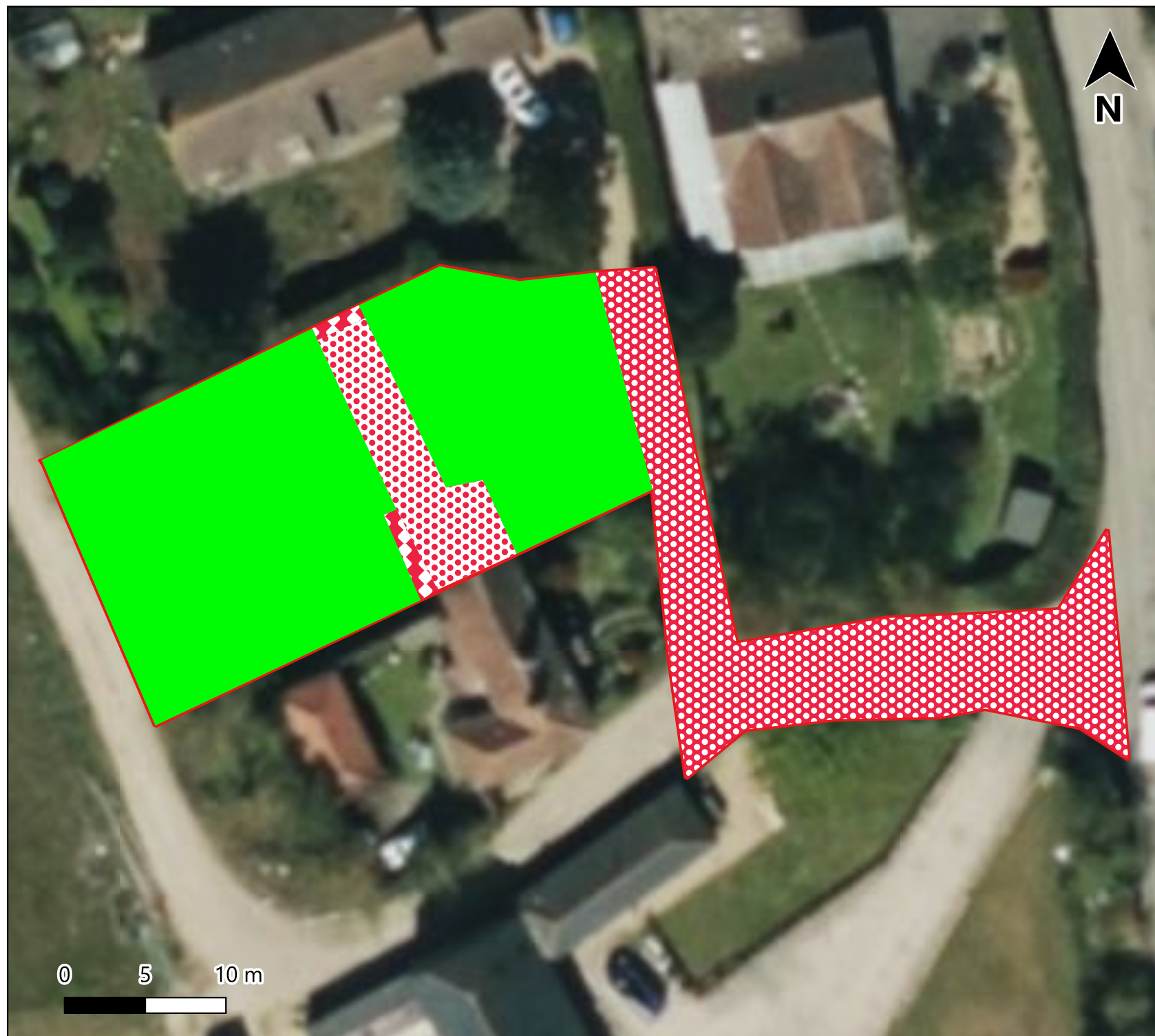
u1b5 - buildings

u1b6 - other developed land

u1c - artificial unvegetated
unsealed surface

Author: Lewis Hooper

Date: 28/07/2025



Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors.

Figure 3. Bat Survey Results

2 West Hayle, St Peters Road

Legend

-  RLB
-  Surveyor Positions

Bats

-  Cpip - Common Pipistrelle
-  Spip - Soprano Pipistrelle
-  LE - Long-eared Bat
-  Noc - Noctule
-  Sero - Serotine

Author: Lewis Hooper

Date: 28/07/2025



Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors.

Appendix 1 – Legislation

Conservation of Habitats and Species Regulations 2017 (as amended)

This legislation transposes the European Union's Habitat Directive (Directive 92/43/EEC) into UK law. All bat species are listed as European Protected Species under the Habitats Directive, and Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended).

The Regulations make it an offence to:

- deliberately capture, injure or kill a wild bat;
- deliberately disturb wild bats; 'disturbance of animals includes in particular any disturbance which is likely:
 - to impair their ability —
 - to survive, to breed or reproduce, or to rear or nurture their young; or
 - 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'; or
- damage or destroy a breeding site or resting place used by a bat.

Wildlife & Countryside Act 1981 (as amended)

All bats are protected through inclusion under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and benefit from various levels of protection. This legislation makes it an offence to:

- Intentionally or recklessly kill or injure a bat;
- Possess any live or dead wild bat; or anything derived from such an animal; or
- Sell, offer for sale, possess or transport for the purpose of sale or publish advertisement to buy or sell individual bats.

All bats are also listed under Schedule 5 Section 9.4 which makes it an offence to:

- Intentionally or recklessly damage or destroy, or obstruct access to, any structure or place which a bat uses for shelter or protection; or
- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for that purpose.

Under Schedule 5 Section 9.5a, it is an offence to knowingly cause or permit any of the above acts.

Natural Environment and Rural Communities Act 2006

Section 41 (S41) of this Act requires the Secretary of State to publish a list (in consultation with Natural England) of Habitats and Species which are of Principal Importance for the conservation of biodiversity in England. The S41 list is used to guide decision-makers such as public bodies including local and regional authorities, in implementing their duty under Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006, to have regard to the conservation of biodiversity in England, when carrying out their normal (e.g. planning) functions. The S41 list includes 65 Habitats of Principal Importance and 1,150 Species of Principal Importance.

Seven species of bat are listed under Section 41 of the NERC Act 2006; soprano pipistrelle, brown long-eared bat, greater horseshoe bat, lesser horseshoe bat, barbastelle, Bechstein's bat and noctule.

National Planning Policy Framework



National Planning Policy Framework (NPPF) is the top tier of planning policy. The Framework provides guidance to local authorities and other agencies on planning policy and the operation of the planning system. Section 15 relates to 'Conserving and enhancing the natural environment'.

Relevant policies in relation to planning application include Paragraphs:

"180. Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate; d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

185. To protect and enhance biodiversity and geodiversity, plans should: a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and

local partnerships for habitat management, enhancement, restoration or creation; and b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

- a) 186. When determining planning applications, local planning authorities should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest; c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate." . see here for full details:<https://www.gov.uk/guidance/national-planning-policy-framework>

Local Biodiversity Action Plan (LBAP)

Local Biodiversity Action Plans (LBAP) identify habitat and species conservation priorities at a local level (typically at the County level) and are usually drawn up by a consortium of local Government organisations and conservation charities.

Some LBAP's may also include Habitat Action Plans (HAP) and/or Species Action Plans (SAP), which are used to guide and inform the local decision-making process.

Havant Borough Local Plan (Allocations: Adopted Version(July 2014)



Policy AL1 Presumption in Favour of Sustainable Development

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this local plan will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

1. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or
2. Specific policies in the NPPF indicate that development should be restricted.

Havant Borough Core Strategy: Local Development Framework (March 2011)

DM8 Conservation, Protection and Enhancement of Existing Natural Features

Development will only be permitted where it protects and enhances local habitats and landscape distinctiveness and which addresses all of the relevant criteria as set out below:

1. Protects natural features of nature conservation and/or amenity importance on the site, for example trees, woodlands, hedgerows, soils, streams, stream corridors, springs, ditches or ponds from damage, destruction and a deterioration in quality.
2. Sympathetically incorporates existing features into the overall design of the scheme including measures taken to ensure their continued survival.
3. Provides new landscape works that integrate successfully with the local environment and existing natural features, using local materials and plant species and making provision for future maintenance of new landscape works associated with new developments.
4. Ensures sequences of greenspaces are maintained and protects the attractiveness and visual amenity of all green open spaces that contribute to the identity of the borough.

