

234 Seafront, Hayling Island

Preliminary Roost Assessment

Charles & Jeff Wakefield



15th October 2025

Document Control

Document:	Preliminary Roost Assessment
Project:	234 Seafront, Hayling Island
Client:	Charles & Jeff Wakefield
Project number:	5757
Document reference:	5757.1
Date of issue:	15 th October 2025
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The views and opinions contained within the document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to works.

Contents

Executive Summary	4
Introduction.....	5
1.1. Introduction	5
1.2. Site Location and Description	5
1.3. Development Proposals.....	5
1.4. Survey Objectives.....	5
1.5. Quality Assurance	6
1.6. Staff involved	6
Methodology	7
2.1. Preliminary Roost Assessment	7
2.2. Desk Study.....	7
2.3. External Inspection	7
2.4. Internal Inspection.....	7
2.5. Bat Roost Assessment.....	7
2.6. Equipment.....	8
2.7. Limitations	8
Results	9
3.1. Preliminary Roost Assessment	9
3.2. Desk Study.....	9
3.3. Bat Inspection Survey.....	9
Discussion and Recommendations	12
4.1. Discussion	12
4.1.1. Desk based assessment results	12
References	13
Photographs.....	14
Legislation and Policy.....	17
Bats	17
Breeding Birds	17

Executive Summary

- **The PRA determined that buildings 1-4 at 234 Seafront, Hayling Island had MODERATE bat roost potential based on a high number of PRF's recorded, multiple entry points into the building and no safe internal access for a thorough internal inspection. Building 5 was assessed to have LOW bat roost potential due to a low number of PRF recorded.**
- **Buildings 1-4 require two bat emergence surveys and building 5 requires one bat emergence survey. These surveys should take place between 1st May and 30th August.**
- In September 2025 Daniel Ahern Ecology Ltd were commissioned by Messrs Wakefield to undertake a Preliminary Roost Assessment (PRA), also known as a bat inspection survey of 234 Seafront in Hayling Island. Building 1 – 234 Seafront was a multistorey derelict building, buildings 2 & 3 were small lean-to buildings in the rear yard, building 4 was a detached L-shaped building in the rear yard and building 5 was a detached flat roof building in the yard.
- The current proposals are to redevelop the existing vacant building to create five residential apartments and to utilise the land to the rear and construct a Coach House with parking at ground floor level and two residential apartments above.
- The desk-based assessment returned no SACs relating to Annex II bats within 7.5km. Two EPSL's, for brown long-eared, common pipistrelle and soprano pipistrelle, were recorded within 2km of the Site.
- Mitigation and habitat enhancement recommendations will be provided based on the results of the bat emergence surveys.

Introduction

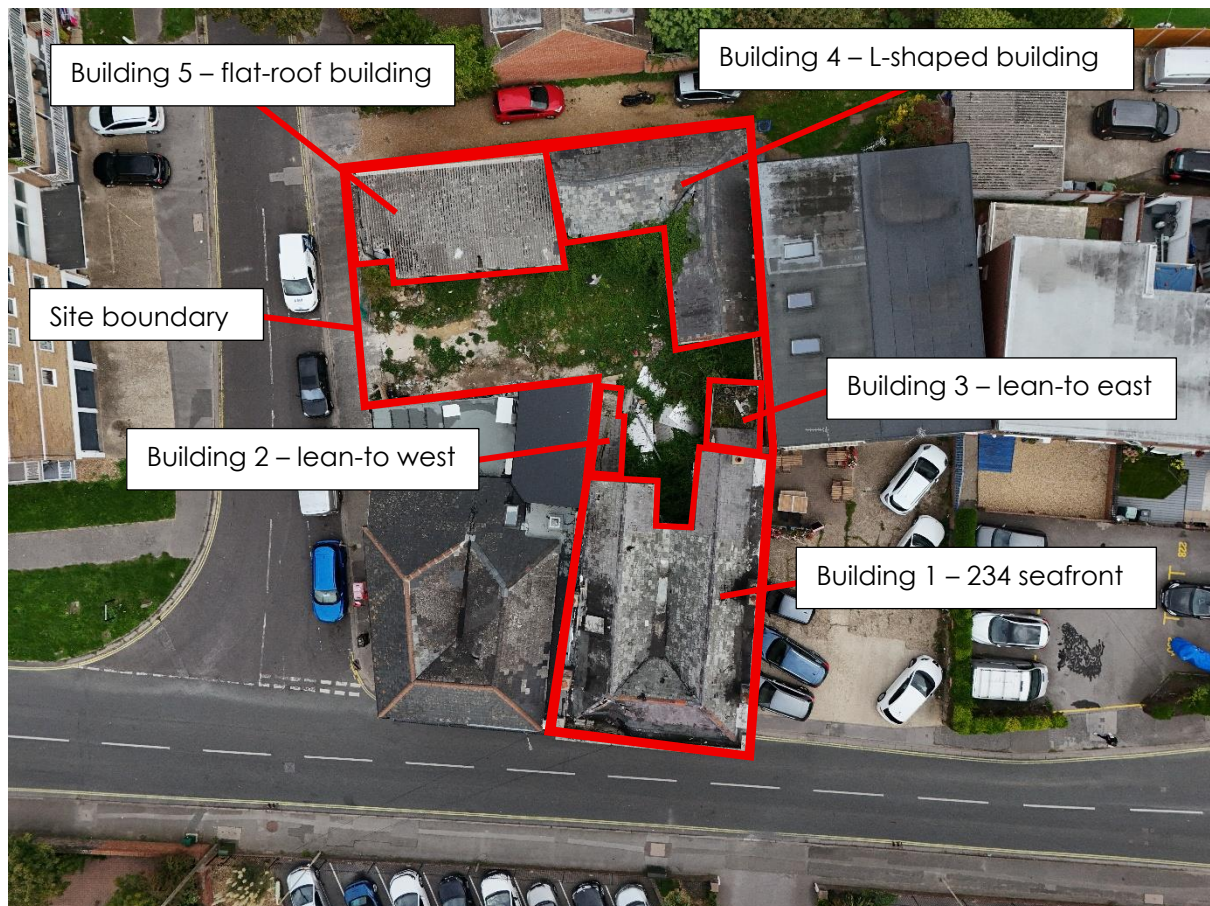
1.1. Introduction

In September 2025 Daniel Ahern Ecology Ltd were commissioned by Messrs Wakefield to undertake a Preliminary Roost Assessment (PRA), also known as a bat inspection survey of 234 Seafront in Hayling Island. 234 Seafront was a multi-storey derelict building with rear yard containing four additional derelict buildings.

1.2. Site Location and Description

234 Seafront, hereafter referred to as 'the Site', was situated in Hayling Island, (NGR SZ 71356 98979). An aerial photo view of the site can be seen in Figure 1 below.

Figure 1. Red line boundary for the Site and building identification.



1.3. Development Proposals

The current proposal consist of the following:

- Redevelop the existing vacant building to create five residential apartments.
- Utilise the land to the rear and construct a Coach House with parking at ground floor level and two residential apartments above.

1.4. Survey Objectives

The objectives of the bat inspection survey comprise the following:

- Assess the buildings within the survey area for the potential for bats to use it to roost.

1.5. Quality Assurance

All ecological surveys are led by Ecologists who are members of the Chartered Institute of Ecology and Environmental Management (CIEEM) at the appropriate level. By joining the CIEEM staff sign up to a professional code of conduct.

1.6. Staff involved

Daniel Ahern is an experienced ecologist with a wide skills base gained in both the private and public sectors. He has been technical lead on large capital projects for regulators, government and utilities. Daniel has led freshwater & terrestrial ecology teams and has a robust understanding of current legislation and monitoring requirements. He currently holds NE licences for bats (level 2), white-clawed crayfish & GCN. Daniel has held SNH and NPWS licences for fresh-water pearl mussel and white-clawed crayfish in addition in addition to NE licences for *Lurionium natans*.

Ashleigh Cairns is an assistant ecologist who leads preliminary roost assessments, supports bat emergence surveys and has experience with a range of field survey techniques. She is an experienced bat surveyor who works as an accredited agent under the Natural England Class 2 Licence 2020-44508-CLS-CLS.

Neil Power is an experienced drone surveyor and leads bat emergence surveys. He supports preliminary roost assessments and assists with habitat surveys.

Methodology

2.1. Preliminary Roost Assessment

An external bat inspection was undertaken on 17th September 2025 by Ashleigh Cairns (Accredited agent under Natural England licence: 2020-44508-CLS-CLS). The inspection followed methods described in the Bat Conservation Trust's Bat Surveys: Good Practice Guidelines (fourth edition) (Collins; 2023). A drone survey inspection was undertaken on the 20th September 2025 by Neil Power.

2.2. Desk Study

A desk study was carried out with the aim of supplementing the field survey results by collating and reviewing existing ecological information relevant to the site and the local area.

Bat European Protected Species Licences (EPSL) records from within 2km of the site were obtained from the MAGIC website, in addition details of designated sites, within 7.5 km of the site, relating to Annex II bat species were also obtained from the same website.

2.3. External Inspection

The exterior walls and roof of the building were viewed from ground level and features that provide potential bat access points or roosting places were noted and referred to as potential roost features (PRF). Features that were looked for include:

- cracks/holes in mortar;
- gaps between ridge tiles and ridge and roof tiles;
- gaps in soffit boxes;
- gaps under wooden cladding; and
- gaps around the eaves.

Areas where bat droppings may accumulate, such as on the ground, ledges, window sills and walls, were also inspected.

Any features that may potentially be used by bats were identified and any evidence of bat activity, as listed below, were noted.

A drone survey was conducted which took aerial photographs of the buildings. This allowed further inspection of the condition of the roofs where PRF's were further recorded.

2.4. Internal Inspection

No internal inspection could be conducted due to safety concerns in the derelict state of buildings 1-4. A limited internal inspection was conducted from the entryway of building 5.

The internal inspection looked for evidence indicative of past or current use by roosting bats. Direct evidence of bat presence may include:

- live bats or bat corpses;
- droppings;
- bat sounds;
- scratch marks;
- urine stains; and
- clean, cob-web free gaps around potential entrance points.

Potential access points and roosting sites were also noted.

2.5. Bat Roost Assessment

The findings of the internal and external surveys inform an assessment of the structure, classifying the bat roost potential it has. The different classifications are set out in Table 1 below.

Table 1: Bat roost assessment classifications

Classification	Description
NONE	No habitat features on site likely to be used by any roosting bats at any time of year (ie a complete absence of crevices/suitable shelter at all ground/underground levels).
NEGLIGIBLE	No habitat features on site likely to be used by any roosting bats; however, a small elements of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
LOW	A structure with one or more potential roost sites which could be used by individual bats opportunistically at any time of year. However, these potential roost sites do not provide enough space, shelter or protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats, (ie unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats).
MODERATE	A structure with one or more potential roost sites which could be used by bats due to their size, shelter, protection, conditions and suitable surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation space-space the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).
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 suitable surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.
CONFIRMED	Evidence of bats roosting in the building or structure is recorded, bats, their droppings or feeding remains.

2.6. Equipment

The following equipment was available to use during the survey:

- close-focusing binoculars;
- P7 Lenser torch;
- camera

2.7. Limitations

There was no safe internal access to any buildings due to their derelict state. The inside of building 5 could be seen from the doorway, however this was limited and was not fully inspected.

The data provided by the online resources were not exhaustive. It is possible that bat species not included in the data search occur within the vicinity of the proposed development site.

The internal and external inspection survey provides a snapshot of conditions at the time of survey. Bats are mobile creatures that will move into and out of areas.

The details within this report will remain valid for a period of 12 months from the date of issue.

Results

3.1. Preliminary Roost Assessment

3.2. Desk Study

Statutory Conservation Sites

The MAGIC data showed no records of Special Areas of Conservation relevant to Annex II bat species within 7.5km of the Site.

Bat Species

Records of bat EPSL within 2km of the Site are presented in Table 2 below recorded within the last 30 years.

Table 2: Bat EPSL records within 2km of the Site

EPSL Reference	Species named	Distance & direction from the Site
2017-30243-EPS-MIT	common pipistrelle and soprano pipistrelle	1.8km north
2018-33706-EPS-MIT	brown long-eared, common pipistrelle and soprano pipistrelle	1.9km east

3.3. Bat Inspection Survey

The results of the building inspection are set out in Table 3, below.

Table 3: Bat inspection external & internal survey results

Building	External description	Internal description
Building 1 – 234 seafront	Derelict multi-storey brick building with many gaps in mortar and between brickwork. The south elevation was rendered brick with metal downpipe. There were also vents at the base of the building. There were boarded up windows and doors. One window on the first floor had broken glass, allowing internal access. There were slat vents above one door. The east elevation was a brick wall which had many gaps in between brickwork and missing mortar. The west elevation was connected to the adjacent building. The north elevation had boarded up windows and doorways. There were gaps in brickwork and missing mortar. The building was split and had two pitched roofs. From the drone images, there were many missing and broken slates visible on the roof.	No internal access due to safety concerns.

	On the south aspect, the roof was partially collapsed into the building. There were many PRF's recorded in missing slate, gaps in brickwork and mortar, collapsed section of roof and entry points through broken windows and vents.	
Building 2 – lean-to (west)	Small brick lean-to building connected to adjacent building. Single pitch roof, partially comprised of slate, and partially corrugated fibre cement roof sheets. Open doorway and windows, partially blocked by overgrown bramble and nettle. PRF's recorded in missing slates on roof and gaps in brickwork and mortar.	No internal access due to safety concerns.
Building 3 – lean-to (east)	Small brick lean-to building connected to building 1. Slate on pitched aspect of roof. Roof missing on remainder of building. One doorway boarded up and the other open. Many gaps in brickwork. Too overgrown to fully inspect.	No internal access due to safety concerns.
Building 4 – L-shaped building	L-shaped brick building with pitched roof. Roof partially collapsing in areas and many missing and broken slate on roof. Many entry points under eaves into building. Building was too overgrown with bramble to fully inspect.	No internal access due to safety concerns.
Building 5 – flat roof building	Brick building with flat roof constructed from corrugated fibre cement sheets. Large open entryways on south elevation. East elevation very overgrown with bramble and partially connects to building 4.	Limited internal access from doorway due to safety concerns. Timber frame with no roof void. Roof sheets were visible internally. Building was split in two by brick wall.

Results of the bat roost assessment are set out in Table 4 below.

Table 4: Bat roost potential for the buildings surveyed

Building	Bat Roost Potential	Reason	Requirements
Buildings 1-4	MODERATE	• High number of PRF's in missing and broken tiles, missing mortar and gaps between brickwork and collapsed roof on building 1 • Multiple entry points into derelict buildings • No internal access • No evidence of bats recorded externally	Two emergence surveys should take place between 1 st May and 30 th August to confirm the presence or absence of bats.
Building 5	LOW	• Low number of PRF recorded • Building is thermally unstable due to large open doorways • No evidence of bats recorded externally	One emergence survey should take place between 1 st May and 30 th August to confirm the presence or absence of bats.

Discussion and Recommendations

4.1. Discussion

4.1.1. Desk based assessment results

The desk-based assessment returned no SACs relating to Annex II bats within 7.5km. Two EPSL's, for brown long-eared, common pipistrelle and soprano pipistrelle bats, were recorded within 2km of the site.

It is not believed the proposed development will have a significant impact on the status of the known local roosts.

4.1.2. Survey results – Preliminary Roost Assessment

Buildings 1-4 were assessed to have MODERATE bat roost potential due to the many missing and broken roof tiles, gaps in mortar and brickwork, may open access points into the buildings and derelict nature of the Site.

Building 5 was assessed to have LOW bat roost potential due to the low number of PRF's recorded and thermal instability of the building.

Requirements

- Mitigation and habitat enhancement recommendations will be provided based on the results of the bat emergence surveys.
- Further ecological surveys are recommended due to the overgrown nature of the rear yard which may be suitable for other protected species, such as reptiles and nesting birds.

References

Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn.) The Bat Conservation Trust, London.

Gunnell, K., et al (2010) Designing for Biodiversity: A technical guide for new and existing buildings. (2nd edn). RIBA.

Mitchell-Jones, A. J. (ed.) (2004) Bat Workers' Manual (3rd edn). JNCC.

Photographs

Photo 1 – external view of building 1, south elevation



Photo 2 – external view of building 1, north elevation



Photo 3 – external view of building 2 – lean-to (west)



Photo 4 – external view of building 3 – lean-to (east)



Photo 5 – external view of building 4



Photo 6 – external view of building 5



Photo 7 – external view of vents at the base of building 1, south elevation



Photo 8 – external view of open vents into building 1, south elevation



Photo 9 – broken and missing slate on building 4



Photo 10 – internal view of building 5



Photo 11 – view of yard, facing west



Photo 12 – view of yard, facing east



Photo 13 – drone photo of site facing down, showing many broken and missing slate



Photo 14 – drone photo of site facing north, showing collapsed roof on building 1



Legislation and Policy

Bats

All species of bat found in the UK are listed under Schedule 5 of *The Wildlife and Countryside Act 1981* (as amended 2018) and are afforded protection under Section 9(1), Section 9(4)(b&c) and Section 9(5) of the Act. Under this legislation, a person is guilty of an offence if he intentionally or recklessly:

- Kills or injures any bat;
- Disturbs any bat while it is occupying a structure or place which it uses for shelter or protection; or
- Obstructs access to any structure or place which any bat uses for shelter or protection.

Bats are afforded additional protection through their inclusion on Schedule 2 of *The Conservation of Species and Habitats Regulations 2017* (as amended). Under Part 3 of this legislation, a person is guilty of an offence if he:

- Deliberately captures, injures or kills a bat;
- Deliberately disturbs a bat; or
- Damages or destroys a bat breeding site or resting place.

Disturbance of animals includes in particular any disturbance which is likely to impair their ability to survive, breed or reproduce, rear or nurture their young, migrate or hibernate. It also includes any disturbance likely to affect significantly the local distribution or abundance of the species. Consequently, attention should be given to dealing with the modification or development of an area if aspects of it are deemed important to bats, such as flight corridors and foraging areas.

Breeding Birds

Wild birds, their nests and eggs, are afforded protection under Section 1(1) of *The Wildlife and Countryside Act 1981* (as amended). Under this legislation, a person is guilty of an offence if he intentionally:

- Kills, injures or takes any wild bird;
- Takes, damages or destroys the nest of a wild bird included in Schedule ZA1;
- Takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or
- Takes or destroys an egg of any wild bird.