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Preliminary Roost Assessment

Survey site:
2 Havant Road, Emsworth, Hampshire, PO10 7JE

Client:
Peter Terry

Survey date:
21/04/2026

Project:
This report is prepared to inform a planning application with Havant Borough Council. This proposal can be described as The demolition of the existing garages and construction of a new building

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion

Executive Summary

The following is work you will need to commission to obtain planning permission and to comply with legislation. Further information, along with opportunities for biodiversity enhancement, are outlined in Tables 1, 3 & 4 of this report.

Key Findings
• **Best practice measures** to minimise the possibility of **pollution**, damage to **adjacent habitats** (i.e. Emsworth Mill Pond) must be implemented during construction. A Construction Environmental Management Plan (CEMP) may be requested by the LPA via condition. • The building onsite is assessed to provide **negligible habitat value** for **roosting bats**. No further surveys required. In the unlikely event that a bat is identified, works must cease and advise must be sought from a suitably qualified ecologist. • There is limited habitat present onsite for sheltering and nesting birds, however, **precautions** should be taken with machinery and noise levels when working close to any **retained nests** in the **adjacent scrub** and **trees** so as not to disturb any nearby nesting birds during construction works.

Introduction and Context

Introduction

The aim of the PRA was to determine the presence or evaluate the likelihood of the presence of roosting bats, and to gain an understanding of how bats could use the site for roosting, foraging or commuting.

No previous ecology reports have been produced for this site by Arbtech Consulting Ltd or, to the author's knowledge, by any other consultancy.

Methodology

PRA survey methodology and legislation can be found in the Arbtech Supplement: PRA Methodology and Legislation - 2024.

Limitations

Whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report is a preliminary assessment and does not provide a complete characterisation of the site. Nor does it represent a full botanical assessment. It assesses the likelihood of protected, notable and important habitats and species being present, based on a site and landscape level habitat value-based risk assessment. This is based upon the ecology, biology and known distribution of species as currently understood.

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

Results, Impacts and Recommendations

Site Location and Landscape Context

Table 1: Site location and landscape context

Site Location
The site is located at National Grid Reference SU 74714 05836, comprising one building. The site is surrounded by residential and commercial buildings with associated gardens and Emsworth Mill Pond to the east. The wider landscape includes further dense areas of residential building, with pockets of woodland, arable fields and watercourses, which provide suitable foraging and commuting habitat for bats and birds. A location plan is provided within Appendix 2.
Priority Habitats and Designated Sites
Summary of Survey Findings Priority Habitats There are 12 priority habitats located within 2km of the site. These comprise saline lagoons, deciduous woodland, mudflats, coastal and floodplain grazing marsh, traditional orchard, coastal saltmarsh, reedbeds, lowland fens, lowland meadows, lowland dry acid grassland, purple moor grass and rush pastures and wood pasture and parkland. The closest priority habitat comprises saline lagoons, located ~25m south of the site. Designated Sites There are 7 statutory sites within 2km of the site. There are 5 statutory sites within 10km of the site. These are listed below:

Table 1a: Statutory sites within 2km of the site.

Designation	Reason for designation	Distance from site
Brook Meadow (emsworth) Local Nature Reserve	It consists of 5 acres of grassland, surrounded by woodlands and flanked by two streams. Brook	0.33km NE

		Meadow is full of birds, insects and wild flowers and has Water Voles in the river.		
	Chichester Harbour SSSI	Chichester Harbour is a large esturine basin with mud and sandflats exposed during low tide. It is of particular significance for wintering waterfowl and waders, with breeding birds both within the Harbour and in the surrounding permanent pasture fields and woodlands. It also supports an assemblage of notable invertebrates.	0.33km SE	
	Chichester And Langstone Harbours Ramsar	Chichester and Langstone Harbours are large, sheltered estuarine basins comprising extensive mud and sand flats exposed at low tide. The site is of particular significance for over-wintering wildfowl and waders and also a wide range of coastal and transitional habitats supporting important plant and animal communities.	0.33km SE	
	Solent Maritime SAC	Annex I habitats that are a primary reason for selection of this site: 1130 Estuaries 1320 Spartina swards 1330 Atlantic salt meadows Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site: 1110 Sandbanks which are slightly covered by sea water all the time 1140 Mudflats and sandflats not covered by seawater at low tide 1150 Coastal lagoons	0.33km SE	

		1210 Annual vegetation of drift lines 1220 Perennial vegetation of stony banks 1310 Salicornia and other annuals colonizing mud and sand 2120 Shifting dunes along the shoreline Annex II species present as a qualifying feature, but not a primary reason for site selection: 1016 Desmoulin's whorl snail		
	Chichester And Langstone Harbours SPA	Designated for the assemblage of notable bird species, including: Dark-bellied brent goose (Non-breeding), common shelduck (Non-breeding), Eurasian wigeon (Non-breeding), Eurasian teal (Non-breeding), northern pintail (Non-breeding), northern shoveler (Non-breeding), red-breasted merganser (Non-breeding), ringed plover (Non-breeding), grey plover (Non-breeding), sanderling (Non-breeding), dunlin (Non-breeding), bar-tailed godwit (Non-breeding), Eurasian curlew (Non-breeding), common redshank (Non-breeding), ruddy turnstone (Non-breeding), sandwich tern (Breeding), common tern (Breeding) and little tern (Breeding).	0.33km SE	
	Eames Farm Local Nature Reserve	The farm lies at the heart of the AONB (Area of Outstanding Natural Beauty) and boasts extensive coastal grazing marsh of national and international importance for its plants and bird life.	0.99km SE	
	Warblington Meadow SSSI	The site comprises unimproved grazing marsh, freshwater marsh and reclaimed saltmarsh, providing suitable habitat for wetland birds.	1.65km W	

Table 1b: Statutory sites within 10km of the site.

Designation	Distance from site
Solent & Isle Of Wight Lagoons SAC 10km	6.71km W
Kingley Vale SAC 10km	7.24km NE
Solent And Dorset Coast SPA 10km	7.6km SW
Portsmouth Harbour SPA 10km	9.5km W
Portsmouth Harbour Ramsar 10km	9.5km W

The site does fall within the impact risk zone for Chichester Harbour SSSI however, the proposed development type is not listed as possible high risk with regard to this designation.

The presence of non-statutory designated sites within 2km of the site cannot be established without data from the local records centre. Whilst some habitats in the wider landscape may host designations, the immediate environs of the site do not host habitats likely to be of designable quality.

Impacts
No direct impacts to any designated sites or priority habitats will occur as a result of the proposed development. However, due to the proximity of the site to the saline lagoons, and the possible presence of non-statutory designations in the vicinity, indirect effects such as pollution during construction, or increased recreational pressure, could occur.

Recommendations
Best practice measures to minimise the possibility of pollution, damage to adjacent habitats (i.e. Emsworth Mill Pond) must be implemented during construction. A Construction Environmental Management Plan (CEMP) may be requested by the LPA via condition.

Fauna

The site survey was undertaken by Anna Dolby BSc (Hons), Consultant Ecologist (Accredited Agent: Natural England Protected Species Licence Numbers: [Bats] (2018-33540-CLS-CLS).

Table 2: Survey weather conditions

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
21/04/2026	9.3	75	43	25	None

Table 3: Fauna

Fauna: Conclusion, Impact or Recommendations

This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

Roosting Bats

Summary of Survey Findings

A review of the MAGIC database for European Protected Species Licences (EPSL) for bats within a 2km radius of the site has been completed. 1 EPSL was identified, as detailed below:

Table 3a: EPSL records within 2km of the site - bats

EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence
2019-44235-EPS-MIT	Soprano pipistrelle	~0.091km northeast	Destruction of a resting place

No buildings were present on site with suitable roosting features for bats to utilise.

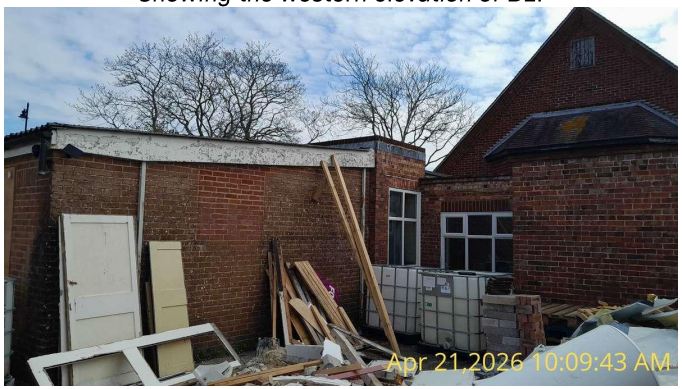
Buildings

Building B1 Description

Summary
B1 is a single-storey, semi-detached, brick-built garage. The structure has a flat roof covered with corrugated asbestos sheeting, which was sealed tightly to the building. No suitable features or bat evidence was found during the survey.

In line with Good Practice Guidelines (Collins, J (Ed) 2023), B1 is assessed to have **negligible habitat value** for roosting bats due to the lack of suitable roosting features or evidence of bats.

Showing the western elevation of B1.



Showing the southern elevation of B1.

Showing the northern elevation of B1.

Feature	Materials	Condition/Suitability	Photographs
Internal	None	There are no voids present within B1, however each internal area was accessible. No specific roosting features or bat evidence were noted within B1.	*Showing the internal area within B1.*

			 Showing another look at the internal area, with a partially collapsed roof. *Showing the southernmost room within the garage, looking east.*

Impacts
The proposed development will include the demolition of the existing building, due to the negligible value of B1 no impacts on roosting bats are anticipated.

Recommendations
No further surveys required. In the unlikely event that a bat is identified, works must cease and advise must be sought from a suitably qualified ecologist.

The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for roosting bats:

- One bat box is recommended to enhance roosting opportunities at the site for bats. Use of a bat brick or access tiles integrated into the fabric of the new building is favourable, but a surface mounted external bat box will also provide suitable enhancement. Bat box type will be confirmed post-planning approval and will be targeted at providing roost provision for priority species listed on Schedule 41 of the NERC Act. Bat boxes must be placed at least 4m from ground level, sheltered from strong winds and access to sunlight throughout the day, this is typically south, southeast or southwest.

Foraging and Commuting Bats

Summary of Survey Findings
There are no vegetated habitats present onsite, however, offsite trees could be used by local bat populations for foraging and commuting, with further suitable habitat present in the wider landscape (i.e. Slipper Mill Pond).

Impacts
The proposed development will not result in the loss of any suitable habitats; however, external lighting is likely to be included in the proposal.

Recommendations
A low impact lighting strategy will be adopted for the site during and post-development, which will be designed to incorporate the measures laid out in the latest (2023) bat lighting guide Guidance Note 8 Bats and Artificial Lighting1.

The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for foraging bats:

- Planting of locally characteristic tree, shrub and hedgerows to increase foraging opportunities.

Birds

Summary of Survey Findings
No evidence of nesting birds was identified on or within B1, however the adjacent offsite trees and scrub provide suitable shelter and could be used by common nesting birds.

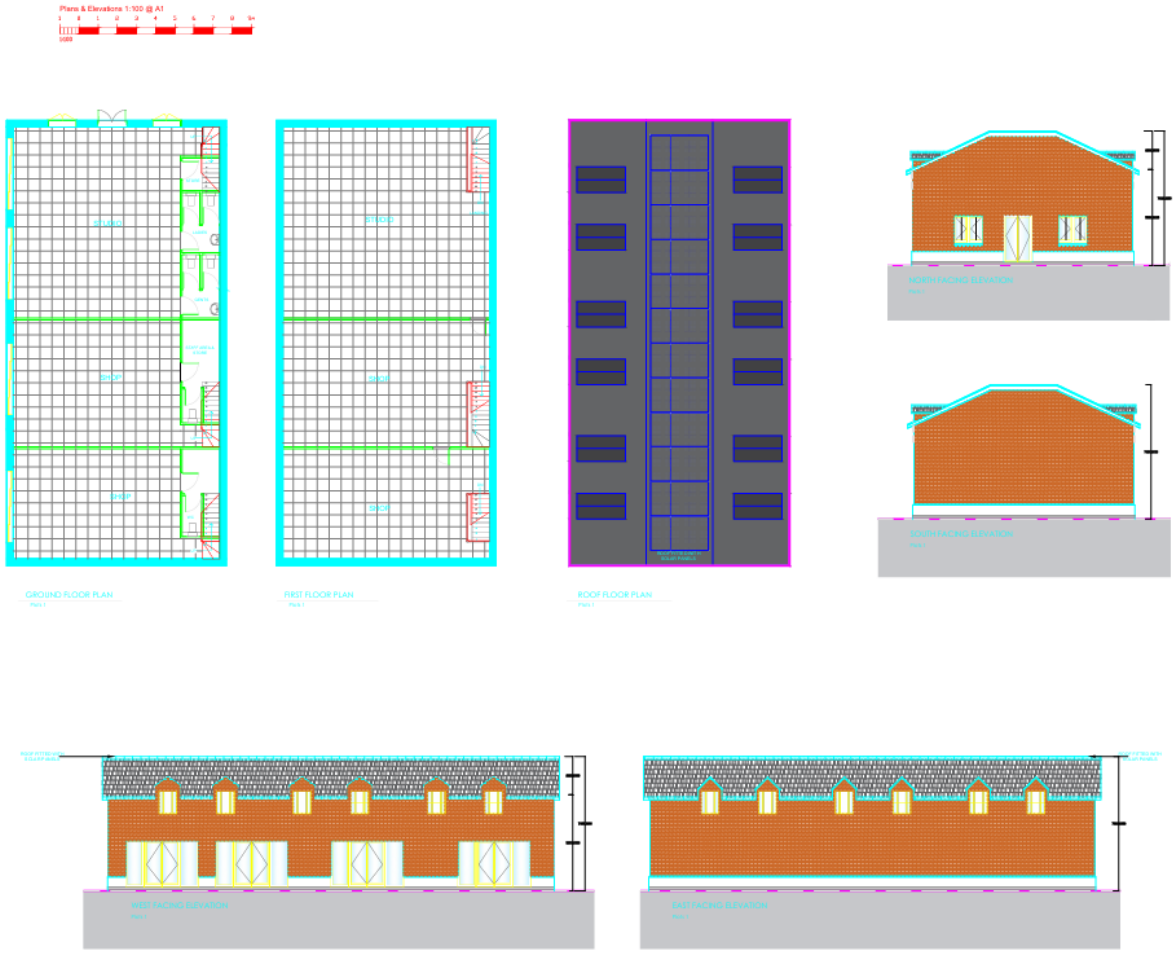
Impacts
The proposed development could result in the disturbance and subsequent abandonment of active bird nests.

Recommendations
Precautions should be taken with machinery and noise levels when working close to any retained nests (i.e. the adjacent scrub and trees) so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests, depending on species present, until the young have fledged.

The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for nesting birds:

- The installation of one bird box on mature trees, integrated into the new building will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings), Bark Boxes Blue Tit 25mm (trees), Woodstone Nest Box (buildings or trees), or a similar alternative brand.

Appendix 1: Proposed Development Plan



Appendix 2: Site Location Plan

Appendix 3: PRA Plan

Appendix 4: Site Photographs

Photo 1: Showing the western elevation of B1.

Photo 2: Showing the southern elevation of B1.

Photo 3: Showing the northern elevation of B1.

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Version Control

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