

**21 Beach Road,
Emsworth,
PO10 7JS**

**PRELIMINARY ECOLOGICAL
APPRAISAL**

July 2026

Dr.Jonty Denton (Chartered Ecologist) FRES FLS MCIEEM CECol



Prepared by

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EXECUTIVE SUMMARY

Consultant Chartered Ecologist Dr.Jonty Denton FRES FLS MCIEEM CEcol (Bat license: 2025-82187-CL17-BAT) was commissioned to undertake a Preliminary Ecological Appraisal of 21 Beach Rd, Emsworth, PO10 7JS (NGR:SU741057)

The survey area was systematically walked and surveyed according to Phase 1 Habitat Survey criteria during daylight hours by Dr.Jonty Denton on the 7th July 2026.

The site comprises hard-standing, gravel driveways and parking /turning areas, amenity grassland which is semi-improved with species poor and recently disturbed ground colonised by ruderal vegetation and ornamental shrubberies.

The Provisional Roost Assessment / Phase 1 Bat Survey was undertaken in accordance with the Bat Conservation Trust Guidelines (Collins, 2023).

The garage and shed have negligible potential for bats, and a phase 2 emergence survey is *not* recommended.

The trees within 20m of the proposed development do not have features which bats could exploit for roosting.

INTRODUCTION

Consultant Chartered Ecologist Dr.Jonty Denton FRES FLS MCIEEM CEcol (Bat license: 2025-82187-CL17-BAT) was commissioned to undertake a Preliminary Ecological Appraisal of 21 Beach Rd, Emsworth, PO10 7JS (NGR:SU741057)

Site Proposals

This is required for a planning application seeking to divide the plot and add a new dwelling to replace the garage.

This section details the methods used during the Phase 1 survey undertaken of the site.

METHODS

Phase 1 Habitat Survey Methods

The survey area was systematically walked, and habitats mapped according to Phase 1 Habitat Survey criteria during daylight hours on 7th June 2026. Phase 1 Habitat Survey is a standardised system for classifying and mapping semi-natural vegetation and wildlife habitats in Great Britain. Vegetation is mapped in terms of standard habitat types as defined in the JNCC Handbook for Phase 1 Habitat Survey (2010).

In addition, habitats were appraised for their suitability to support protected or notable (UK Biodiversity Action Plan/Species of Principle Importance [S41]) species, e.g. breeding birds, badgers, bats, herptiles, stag beetle, that might be affected by the proposed development; in accordance with the 'Guidelines for Baseline Ecological Assessment' (IEA, 1995).

Phase 1 Bat Survey Methods

The Daytime Bat Assessment / Phase 1 Bat Survey was undertaken in accordance with the Bat Conservation Trust Guidelines (Collins, 2023).

The Phase 1 Bat Survey was carried out and comprised of a daytime walkover of the site, internally and externally, to record evidence of any protected bat species.

Details of the survey methods are given below.

The property was investigated externally to identify potential bat access/egress locations and roosting areas such as gaps or holes between wooden cladding, roof tiles, fascias and soffits and to record direct evidence of bat presence such as droppings and urine staining. This was followed by a detailed investigation of all accessible internal spaces to record evidence of bat roosting activity such as droppings, feeding remains, live animals, corpses, urine staining and fur staining. The building was assessed as to its suitability for supporting roosting bats. The survey conformed to current Bat Conservation Trust guidelines (Bat Conservation, (2023) *Bat surveys for professional ecologists: Good practice guidelines* 4th edition).

The details of the assessment criteria used to determine the ecological value of on-site attributes is outlined below. During the Phase 1 survey the assessment criteria are based on the potential for the site to support the species considered. However, in many cases Phase 2 surveys will be required to confirm presence /absence of any bat species and hence the importance of a population at the site, therefore the assessment of value should be considered as provisional.

Where possible, a provisional assessment of potential will be made although this may well require Phase 2 surveys to confirm status.

High Potential- High potential buildings are those that have features highly suitable for use by roosting bats, including gaps around soffits, hanging tiles, extensive roof spaces etc. High potential buildings are often, but not always, buildings of more historic construction. Further Phase 2 surveys will be required to confirm the presence/absence of bats.

Moderate Potential- Moderate potential buildings have a moderate number of features that may be utilised by bats for roosting, these may include loose fascias, roof spaces etc. Further Phase 2 surveys are likely to be required to confirm the presence/absence of bats.

Low Potential- Low potential buildings are those that provide limited bat roosting potential although some features that may be utilised by bats may be present. Further Phase 2 surveys are likely to be required to confirm the presence/absence of bats.

No/Negligible Potential – These are buildings that are extremely unlikely to support roosting bats due to the absence of suitable features. Further Phase 2 surveys are unlikely to be required for buildings with negligible potential.

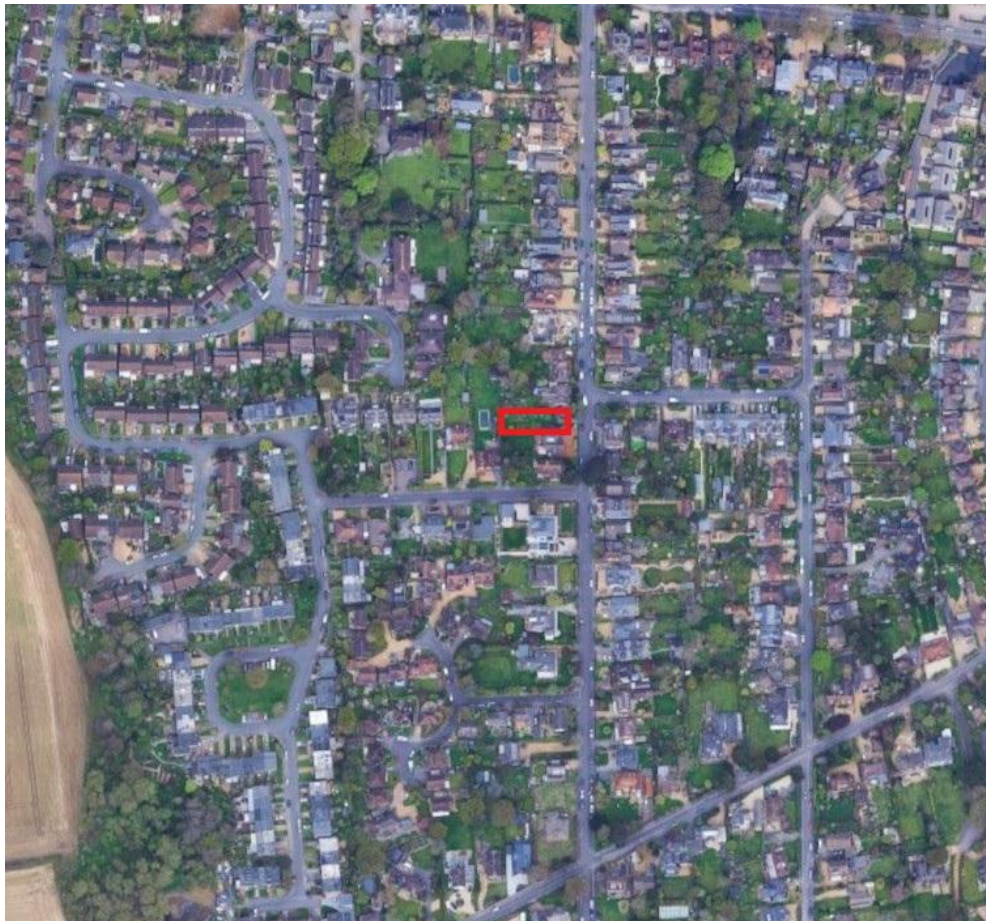


Figure 1. Site location. *Courtesy of Google images*



Figure 2. Priority habitats and species map. *Courtesy of Magicmaps*
Dark green= Deciduous woodland

RESULTS

Background Data Search

A desk-based assessment was carried out using the DEFRA MagicMap website <https://magic.defra.gov.uk/MagicMap.aspx> to identify all designated sites within 5km of the site and all other designated sites and protected species within 2km.

A search was made for information on statutory designated sites (often internationally and nationally important sites for ecology) and non-statutory designated sites (often important in a local context) within 1 km of the site boundary.

Sites with Statutory Designations

Chichester Harbour SSSI is 305m to the south. There are two small deciduous woodlands included on priority habitats inventory within 1km: The closest is 167m to the southwest.

The site lies inside the Nitrate Vulnerable Zone as defined by DEFRA 2017.

PROTECTED HABITATS

UK Biodiversity Action Plan (UK BAP) Priority Habitats are also Habitats of Principle Importance (HPI) listed under The Natural Environment and Rural Communities Act 2006 Section 41 (NERC S41). These habitats do not receive statutory protection, but the S41 list is intended to provide guidance to decision-makers, e.g. those representing public bodies and local/regional authorities, in implementing their duty under Section 40 of the NERC Act to ‘...have regard to the conservation of biodiversity in England when carrying out their normal functions’.

SITE DESCRIPTION

The site is west of Beach Road in Emsworth (See figure 1). It is flanked by other semi-detached properties with small mature gardens (see figure 2). The site comprises hard-standing gravel driveways, semi-improved amenity grassland with a small orchard of plum and apple trees (See Figures 3-6). The boundary hedging is of garden privet. There is a small flower bed in the front turning /parking area which has recently been cleared and had a few ruderal plants (sun spurge, petty spurge, Canadian fleabane). A list of vascular plants is given in Appendix 1.

There are no ponds on site or within ponds 500m.

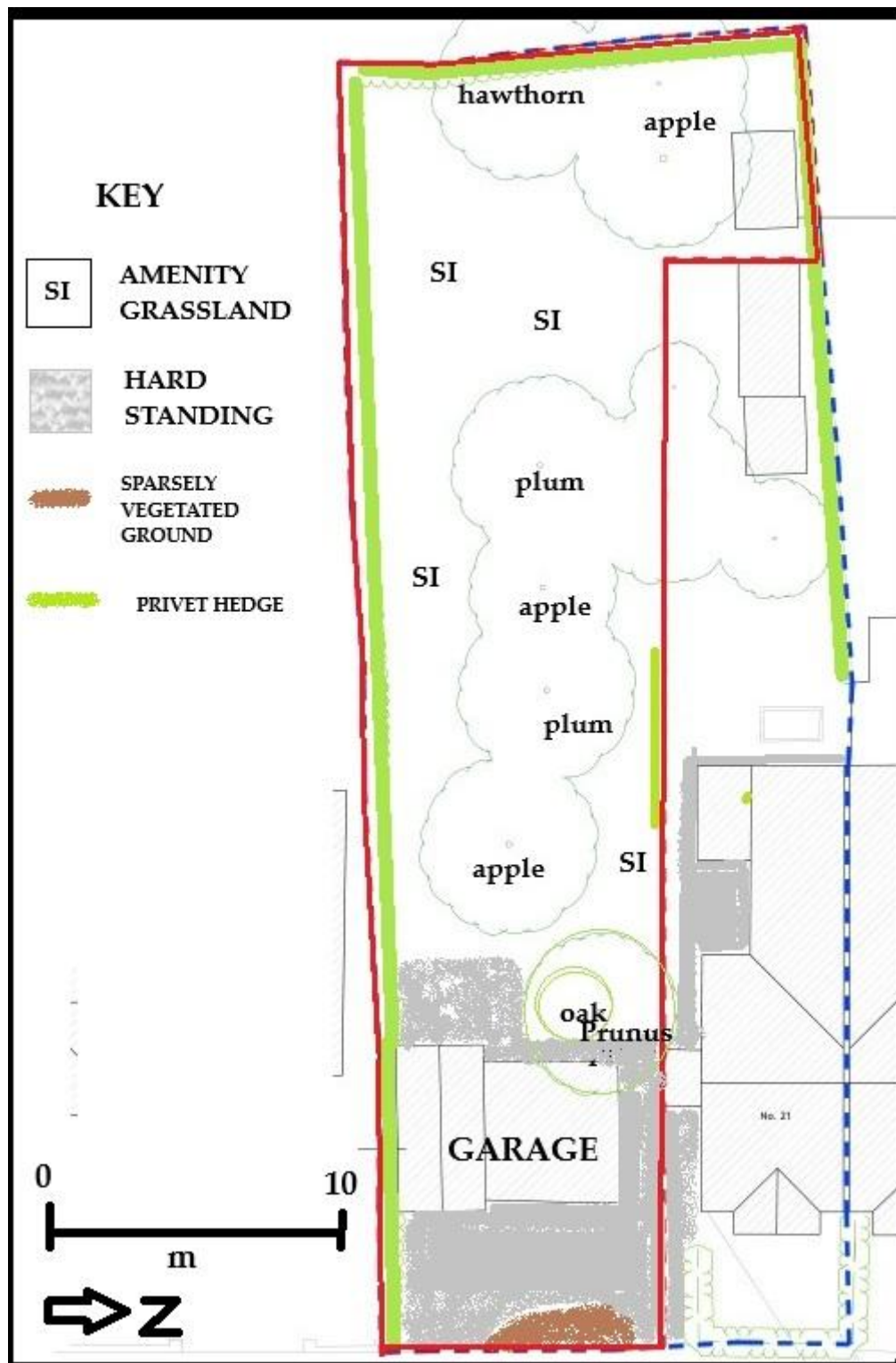


Figure 3. Habitat map



Figure 4. Looking southwest across front garden/driveway



Figure 5. Looking west across back garden



Figure 6. Looking northeast across back garden



Figure 7. Looking northwest across back garden (northern half)

PROTECTED SPECIES

Reptiles

All native British reptiles are protected under the Wildlife and Countryside Act (1981) from killing and injury. Sand Lizards and Smooth Snakes also receive additional protection under the Conservation (Natural Habitats &c) Regulations 2010 from intentional killing and injury and from intentional damage, destruction or obstruction of access to a place of shelter. All native UK reptiles are UK BAP Priority Species and SPI.

The proposed development falls on areas with negligible potential for common reptiles in the absence of any structured habitats.

Amphibians

Great Crested Newts are protected under schedule 5 of the Wildlife and Countryside Act 1981 and of the Conservation (Natural Habitats &c) Regulations 2010 from intentional killing and injury and from intentional damage, destruction or obstruction of access to a place of shelter. In addition Great Crested Newts and Common Toads are UK BAP Priority species and SPI.

The closest GCN return is from over 2km to the south over the sea on Hayling Island. There are no ponds marked within 500m of the site.

However, the rough areas around the shed in the rear garden could harbour common amphibians and care should be taken when clearing these areas.

Badgers

Badgers are protected under the Protection of Badgers Act 1992, which makes it illegal to kill, injure or take a badger or to interfere with their setts; such as by the use of heavy machinery nearby.

No evidence of Badgers (holes, dung pits or push-throughs under fences) was found within the survey area, and there is no sign of any sett activity in the surrounding gardens or hedgerows.

Hedgehogs

Hedgehogs occur in the wider area and could utilise the garden for foraging.

Breeding Birds

All wild birds are protected under Wildlife and Countryside Act 1981, as amended, from damage or destruction of their nest whilst in use or construction, some birds listed on Schedule 1 receive additional protection from disturbance during nesting.

The mature trees and shrubberies have high potential for nesting birds.

There were no signs of hirundine or swifts nesting on the buildings.

Bats

Bats are fully protected under the Wildlife and Countryside Act 1981, as amended, and also receive additional protection via The Conservation of Species and Habitats Regulations (2017) from intentional killing and injury and from intentional damage, destruction or obstruction of access to a place of shelter. It is an offence to kill or injure a bat or interfere with any roosting or resting site. A bat roost is interpreted as "any structure or place used for shelter or protection" whether or not bats are present at the time or not. Barbastelle Bats, Bechstein's Bat, Noctule, Soprano Pipistrelle, Brown Long-eared Bat, Greater Horseshoe Bat and Lesser Horseshoe Bat are also UK BAP Priority Species and SPI.

Phase 1 Bat Survey Results

According to MagicMap, no EPS bat licence have been issued within 1km of the site.

Building Assessments

Garage

The garage is a double pitched prefabricate structure with metal framed roof faced with corrugated cement sheeting it connects to a flat roofed extension with no voids. Both are permanently illuminated by windows. There was no sign of any bat activity within (see figures 4, 8-9).



Figure 8. Garage rear looking east



Figure 9. Garage interior

Shed

The shed is a dilapidated wooden prefabricated structure with no voids and has negligible potential for bats (see figure 10).



Figure 10. Shed in rear garden looking north

Trees

The trees within 20m of the proposed development do not have features which bats could exploit for roosting.

Phase 1 Habitat Survey

Priority and protected Habitats

There are no priority habitats on site, and no adverse impacts are envisaged to the deciduous woodlands over 250m to the southwest or to the Chichester Harbour SSSI which lies over 300m to the south with continuous built-up land between.

Protected Species

Amphibians & Reptiles

Care should be taken with storage of materials during build phase and where possible materials should be kept off the ground on pallets.

Badgers

No badger activity was detected on site. Badgers occur in the wider area, and good building practice should be followed (such as placing boards over holes or trenches overnight) to prevent animals being harmed during site works.

Hedgehogs

Care should be taken when removing any debris piles

Breeding Birds

All birds, their nests and eggs are protected by Wildlife and Countryside Act (1981) under which it is an offence to intentionally kill, injure, disturb or take any wild bird. This legislation and its requirements should be highlighted in staff inductions, toolbox talks and signed by all contractors, operators, and sub-contractors.

Any removal of structures should be undertaken outside of the bird nesting season, which is typically 1st March to 31st August.

If any works occur within the breeding bird season the area should be checked, ideally by an ecologist, and if any nesting birds are found there is a legal obligation to protect the affected area with a buffer zone of 10m until after the young have fledged.

Phase 1 Bat Survey

There was no sign of any bat activity in the garage and shed which have negligible potential for bats, and a phase 2 emergence survey is *not* recommended.

In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be called. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/imworking-on-a-building-with-bats/ive-found-a-bat-during-works>.

New exterior lighting should be avoided, but if necessary for security purposes, then the latest updated lighting guidance note (GN08/23) should be followed. This is available at Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals (theilp.org.uk) and supersedes all previous guidance.

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- The British Standards Institution (2013) *Biodiversity – Code of practice for planning and development*. BSI Standards Limited.

INTERNET RESOURCES

Google Maps: www.maps.google.co.uk

Magic Interactive Map: www.magic.gov.uk

Appendix 1. Plant species list

DAFOR = LD =locally dominant, F= frequent, O= occasional, R= rare , P- planted

Species	Common name	Status	
<i>Aegopodium podagraria</i>	Ground elder	very common	LD
<i>Alopecurus pratensis</i>	Meadow foxtail	very common	R
<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass	very common	F
<i>Arrhenatherum elatius</i>	False oat grass	very common	F
<i>Bellis perennis</i>	daisy	very common	F
<i>Cerastium fontanum</i>	Common Mouse-ear	very common	F
<i>Convolvulus arvensis</i>	Field bindweed	very common	O
<i>Conyza canadensis</i>	Canadian Fleabane	very common	O
<i>Crepis capillaris</i>	Smooth hawksbeard	very common	LD
<i>Geranium robertianum</i>	Herb robert	very common	O
<i>Geum urbanum</i>	Wood avens	very common	O
<i>Glechoma hederacea</i>	Ground-ivy	very common	R
<i>Euphorbia helioscopia</i>	Sun spurge	very common	O
<i>Euphorbia peplus</i>	Petty spurge	very common	O
<i>Hedera helix</i>	Common ivy	very common	O
<i>Hypochaeris radicata</i>	Cat's Ear	very common	LD
<i>Ilex aquifolium</i>	Holly	very common	O
<i>Iris foetidissima</i>	Stinking iris	very common	O
<i>Lapsana communis</i>	Nipplewort	very common	O
<i>Ligustrum ovalifolium</i>	Garden Privet	very common	P
<i>Lolium perenne</i>	Perennial Rye-grass	very common	LD
<i>Malus domestica</i>	Apple	very common	P
<i>Polygonum aviculare</i>	knotgrass	very common	LD
<i>Potentilla reptans</i>	Creeping Cinquefoil	very common	F
<i>Plantago major</i>	Grater plantain	very common	O
<i>Plantago lanceolata</i>	Ribwort Plantain	very common	F
<i>Prunella vulgaris</i>	Self-heal	very common	O
<i>Prunus spp</i>	Ornamental plum	very common	P
<i>Quercus robur</i>	Common oak	very common	O
<i>Ranunculus acris</i>	meadow Buttercup	very common	F
<i>Ranunculus repens</i>	creeping Buttercup	very common	F
<i>Rumex obtusifolius</i>	Broad-leaved Dock	very common	O
<i>Senecio jacobaea</i>	Common ragwort	very common	R
<i>Sison amomum</i>	Stone parsley	common	F
<i>Sonchus oleraceus</i>	Smooth Sow-thistle	very common	O
<i>Taraxacum SPP</i>	a dandelion	common	O
<i>Torilis nodosa</i>	Knotted hedge-parsley	common	O
<i>Urtica dioica</i>	Common Nettle	very common	R

