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Preliminary Ecological Appraisal & Roost Assessment

Survey site:

8 The Kench Hayling Island, Havant, Hampshire, PO11 0DF

Client:

Patrick Maddison

Survey date:

04/08/2026

Project:

This report is prepared to inform a planning application with Havant Borough Council. This proposal can be described as the renovation of the existing bungalow.

On the assumption that site conditions and habitats remain unchanged, the results of this assessment will remain valid for 18 months from the date of this survey i.e. until February 2028, in accordance with CIEEM guidance in the lifespan of Ecological Reports and Surveys. This survey and report should be updated if a planning application has not been submitted within this timeframe.

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 the proceeding sections of this report.

Table 1: Summary of key findings arising from this survey.

Key Findings
<ul style="list-style-type: none">• The habitats on site are of no specific conservation value but have value at the local level. These are to be partially destroyed. Loss or damage will contribute to net losses of biodiversity locally. There are no specific concerns relating to Protected or otherwise Important Species or Assemblages of a scale warranting further investigation.• A Construction Environmental Management Plan (CEMP) may be requested by the LPA via condition.• Various precautionary working methods have been recommended which have been fully detailed within the fauna section of this report.

1. INTRODUCTION

The aim of the PEA was to obtain data on existing ecological conditions, and to conduct a preliminary assessment of the likely significance of ecological impacts on the proposed development. 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 Arbttech Consulting Ltd or, to the author’s knowledge, by any other consultancy.

Methodology

PEA survey methodology and legislation can be found in the Arbttech Supplement: [PEA Methodology and Legislation - 2025](#). PRA survey methodology and legislation can be found in the Arbttech Supplement: [PRA Methodology and Legislation - 2025](#).

Survey Details

The site survey was undertaken on 04/08/2026 by Miriam Anderson BSc(Hons), Consultant Ecologist, an ecologist with 5 years of experience.

Table 2: The weather conditions during the survey.

Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
24.4	73.0	69	8.1	None

Survey Limitations

It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology 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.

2. SITE LOCATION AND LANDSCAPE CONTEXT

2.1 Summary of Survey Findings

Site Location & Context

The site is centred at National Grid reference SZ 69062 99974 and has an area of approximately 0.03ha. The site comprises one building (B1), developed land; sealed surface and modified grassland.

Priority Habitats

There are eight priority habitats within 2km of the site. These comprise mudflats, coastal saltmarsh, coastal sand dunes, coastal and floodplain grazing marsh, coastal vegetated shingle, deciduous woodland, open mosaic habitats on previously developed land and lowland dry acid grassland. The closest priority habitat comprises mudflats, located 10m NE from the site.

The site is well-connected to nearby habitats due to being located adjacent to the mudflats that are directly connected to the surrounding habitats.

Designated Sites

Statutory Designations within 2km

There are nine statutory designations within 2km of the site, as detailed below:

Table 3: The statutory designated sites within 2km of the site boundary.

Designation	Distance from Site
Langstone Harbour Site of Special Scientific Interest (SSSI)	10m N
Sinah Common Site of Special Scientific Interest (SSSI)	140m SE
The Kench, Hayling Island Local Nature Reserve (LNR)	125m SE
Hayling Billy Local Nature Reserve (LNR)	1830m NE
Chichester And Langstone Harbours Ramsar Site	10m N

Solent Maritime Special Area of Conservation (SAC)	10m E
Chichester And Langstone Harbours Special Protection Area (SPA)	10m N
Solent And Dorset Coast Special Protection Area (SPA)	885m W
Isle Of Wight Biosphere	995m SW

Statutory Designations within 10km

There are six additional national network sites (SAC, SPA, Ramsar) located within 10km, as detailed below:

Table 4: The additional national network sites within 10km of the site boundary.

Designation	Distance from Site
Solent & Isle Of Wight Lagoons Special Area of Conservation (SAC)	4000m N
South Wight Maritime Special Area of Conservation (SAC)	9030m SW
Portsmouth Harbour Special Protection Area (SPA)	5405m NW
Solent & Southampton Water Special Protection Area (SPA)	9235m SW
Portsmouth Harbour Ramsar Site	5405m NW
Solent & Southampton Water Ramsar Site	8330m W

SSSI Risk Zone

The site falls within two impact risk zones for Langstone Harbour SSSI. The proposed works include renovations to the existing building.

Non-Designated Sites

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.

2.2 Foreseen Impacts

No direct impacts to any designated sites will occur as a result of the proposed development. However, due to the proximity of the site to Ramsar, SSSI and SPA, and the possible presence of non-statutory designations in the vicinity, indirect effects such as pollution during construction, could occur.

2.3 Recommendations

Best practice measures to minimise the possibility of pollution, damage to adjacent habitats must be implemented during construction. A Construction Environmental Management Plan (CEMP) may be requested by the LPA via condition. This should include the following measures:

- Appropriate buffering between the development zone and retained habitats (e.g. 15m for ancient woodland)
- Use of Heras or other appropriate fencing to prevent encroachment by contractors onto adjacent habitats.

A Construction Ecological Management Plan (CEMP) will be required, outlining best practice measures to delineate the construction zone and to minimise the possibility of pollution and damage to nearby habitats during construction.

3. ONSITE HABITATS

This section 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.

3.1 Summary of Survey Findings

Urban - Developed land: sealed surface (u1b)

Sections of hard-standing surface are present in the form of concrete flooring covered in areas by timber decking.

In accordance with the Statutory Biodiversity Metric, this habitat is not subject to a condition assessment.

Grassland - Modified grassland (g4)

The site is covered with grassland comprised of a low variety of common grassland species. This grassland is actively managed via regular mowing, resulting in a short sward of ~5cm. No signs of compaction or damage are present, resulting in areas of bare ground totalling <10% of the site. The species composition is poor, with less than 8 vascular plant species present per m².

Species present within this habitat include ribwort plantain (*Plantago lanceolata*), yorkshire-fog (*Holcus lanatus*) and sow-thistle (*Sonchus sp.*).

In accordance with the Statutory Biodiversity Metric Condition Assessment Sheets, the modified grassland was assessed to have a poor condition value.

Building (u1b5)

There is one building on site; a residential dwelling.

3.2 Foreseen Impacts

No direct impacts to any habitats on site will occur as a result of the proposed development.

4. INVASIVE SPECIES

This section 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.

4.1 Summary of Survey Findings

No non-native invasive or otherwise problematic plants were recorded on site or are considered likely to be on site, but, given seasonal limitations and the sites wider context, may be visible at other times of year.

4.2 Foreseen Impacts

None.

4.3 Recommendations

No further surveys but remain vigilant.

5. FAUNA: BATS

This section 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.

5.1 Summary of Survey Findings

EPSL data and local records

A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are 2 EPSLs within a 2km radius of the site, as detailed below:

Table 5: EPSL survey returns for bats within a 2km radius.

EPSL Reference	Bat Species Affected	Distance from Site <i>(EPSL records are accurate to 100m)</i>	Impacts Allowed by Licence
2019-40433-EPS-MIT	Soprano pipistrelle <i>(Pipistrellus pygmaeus)</i> Common pipistrelle <i>(Pipistrellus pipistrellus)</i>	1818m west	Destruction of a resting place
EPSM2012-4665	Soprano pipistrelle <i>(Pipistrellus pygmaeus)</i> Common pipistrelle <i>(Pipistrellus pipistrellus)</i>	1818m west	Destruction of a resting place

The site is not within the zone of influence of a bat-designated SAC.

Foraging and commuting habitat

Habitats recorded on site are assessed to have no significant value for commuting or foraging bats. Offsite within 2km these include deciduous woodland. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations.

Roosting habitat

Buildings to be impacted by the proposed development were assessed for their suitability to support roosting bats below. There is a total of one building on site; residential dwelling (B1). There was no evidence of roosting bats identified.

Buildings

B1 : Residential dwelling

The building is a residential dwelling situated within the site. Due to its construction and flat roof, it is well-sealed with no discernible gaps, crevices, or voids that could offer suitable roosting opportunities for bats. The building has negligible habitat value.



Building B1 – southwest elevation



Building B1 – northwest elevation



Building B1 – southeast elevation

5.2 Foreseen Impacts

Roosting habitat [Buildings]

Bats are very unlikely to be roosting within B1 and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development.

Roosting habitat [Trees]

There are no trees on site, therefore no impacts are foreseen.

Foraging and commuting habitat

The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. However, the proposed development will include the use of lighting which could spill on to bat roosting, foraging or commuting habitat and deter bats from using these areas.

Artificial lighting

No new lighting will be installed as a result of the proposed development.

5.3 Recommendations

Roosting habitat [Buildings]

In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice.

Roosting habitat [Trees]

None.

Foraging and commuting habitat

No further surveys are required.

Artificial lighting

None required.

6. FAUNA: BIRDS

This section 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.

6.1 Summary of Survey Findings

Buildings

No evidence of nesting birds was identified on or within B1. B1 is deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points.

Trees and vegetation

No habitat for schedule 1 birds was observed.

Due to the small size of the site and the extent and type of the habitats recorded, the site is not considered suitable to support a significant assemblage of protected and/or notable birds.

Barn Owls

The site does not appear to provide any suitable nesting sites for barn owls.

6.2 Foreseen Impacts

Buildings / trees

No impacts are anticipated on nesting birds as a result of the proposed development.

Trees and vegetation

None foreseen.

Barn Owls

None foreseen.

6.3 Recommendations

Buildings / trees

Precautions should be taken with machinery and noise levels when working close to any retained habitats so as not to disturb any nearby nesting birds during construction works.

Trees and vegetation

No additional surveys required.

Barn Owls

No further barn owl surveys required.

7. FAUNA: REPTILES

This section 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.

7.1 Summary of Survey Findings

EPSL data and local records

A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site.

Habitat suitability

There is no suitable habitat present on site for reptiles due to a lack of habitats such as scrub and rank grassland which would offer refuge for these species.

7.2 Foreseen Impacts

No impacts are anticipated on reptiles as a result of the proposed development.

7.3 Recommendations

No further reptile surveys required.

8. FAUNA: AMPHIBIANS

This section 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.

8.1 Summary of Survey Findings

EPSL and survey data

A review of the MAGIC database returned no granted EPSL records for amphibians within 2km of the site.

Aquatic habitat suitability (including ponds within 500m)

Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001).

No ponds are present on site or have been identified within 500m of the site.

Terrestrial habitat suitability

The site provides limited suitable terrestrial habitat for amphibians given the lack of optimal habitat (i.e. scrub, rank grassland). The areas of hard standing and amenity grass offer sub-optimal habitat for terrestrial amphibians.

8.2 Foreseen Impacts

Given the lack of suitably connected breeding ponds within 500m of the site, the presence of GCN on-site is considered unlikely and therefore impacts to amphibians as a result of the proposed development are deemed to be acceptably low.

8.3 Recommendations

No further surveys required for amphibians.

9. FAUNA: RIPARIAN ANIMALS

This section 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.

9.1 Summary of Survey Findings

A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed for riparian animals (otters and water voles). No EPSLs relating to riparian animals are present within a 2km radius of the site.

Habitat suitability

There are no water courses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance.

9.2 Foreseen Impacts

No impacts are anticipated on riparian animals as a result of the proposed development.

9.3 Recommendations

No further surveys for riparian animals required.

10. FAUNA: HAZEL DORMOUSE

This section 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.

10.1 Summary of Survey Findings

EPSL data and local records

A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed for hazel dormouse. No EPSLs relating to hazel dormouse are present within a 2km radius of the site.

Habitat suitability

Dormice typically utilise a three-dimensional habitat structure as to commute between feeding and breeding sites whilst avoiding predation. As such habitats on site are considered unsuitable for hazel dormice and therefore the likelihood of this species being present on site is considered acceptably low.

10.2 Foreseen Impacts

No impacts are anticipated on hazel dormice as a result of the proposed development.

10.3 Recommendations

No further hazel dormouse surveys required.

11. FAUNA: BADGERS

This section 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.

11.1 Summary of Survey Findings

No badger setts were noted on site or within a 30m radius of the site. Further, no evidence of foraging badgers was noted within the development area.

11.2 Foreseen Impacts

No impacts are anticipated on badgers as a result of the proposed development.

11.3 Recommendations

No further badger surveys required.

12. FAUNA: INVERTEBRATES

This section 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.

12.1 Summary of Survey Findings

The habitats present on-site, including grassland and developed land, likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.

12.2 Foreseen Impacts

None foreseen.

12.3 Recommendations

No further surveys.

13. FAUNA: OTHER NOTABLE SPECIES

This section 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.

13.1 Summary of Survey Findings

The ruderal herb onsite provides limited foraging and commuting opportunities for hedgehogs, with woodland habitat nearby.

13.2 Foreseen Impacts

No impacts are anticipated on hedgehogs as a result of the proposed development.

13.3 Recommendations

A precautionary working method will be implemented during construction, including the following measures:

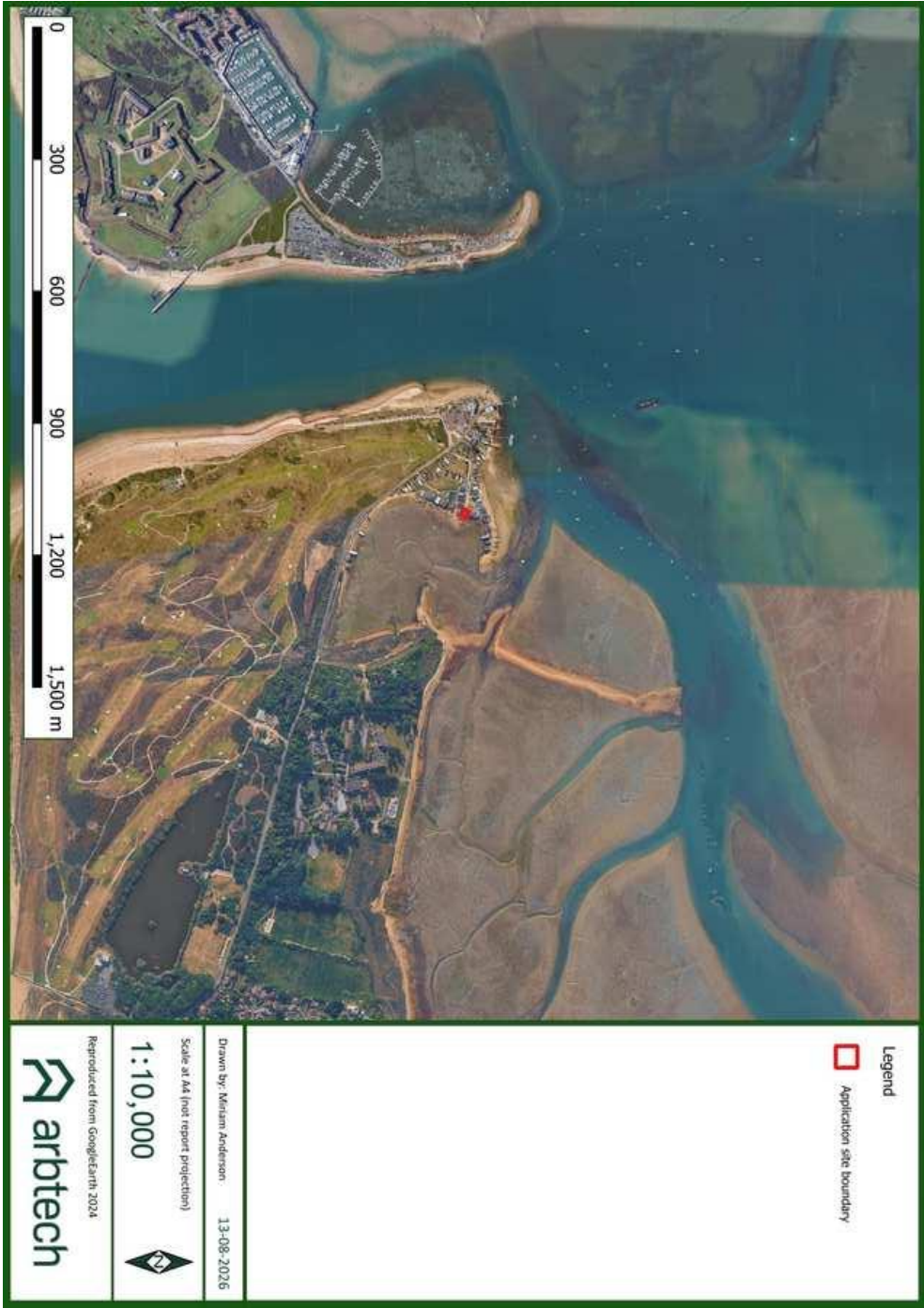
- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.
- The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.

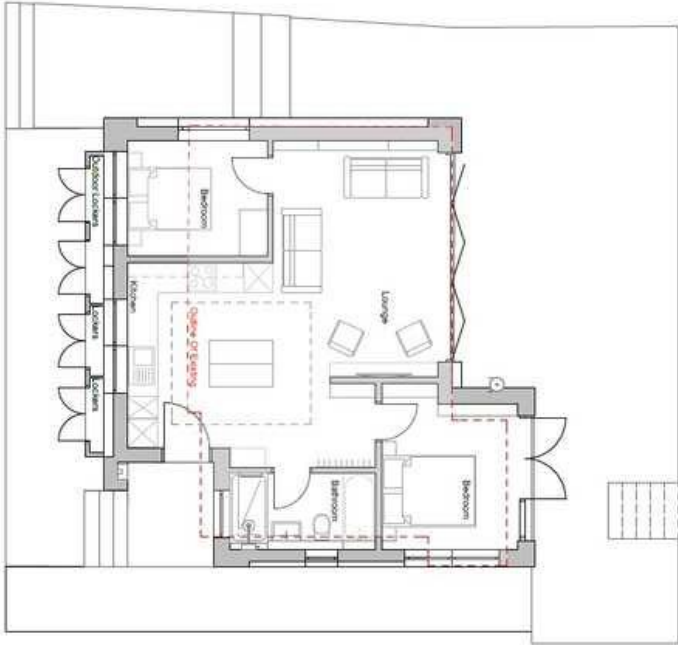
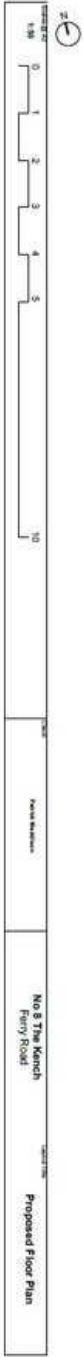
APPENDIX 1: SURVEY/HABITAT MAP



APPENDIX 2: LOCATION MAP



APPENDIX 3: PROPOSED PLAN



APPENDIX 4: HABITAT IMAGES



Developed land; sealed surface



Developed land; sealed surface



Developed land; sealed surface



Modified grassland



Modified grassland



Modified grassland

APPENDIX 5: BASELINE CONDITION SCORE TABLES

Modified grassland (g4) condition assessment.

	Criteria Description	Criteria Passed?
A	There are 6-8 vascular plant species per m2 present, including at least 2 forbs (these may include Creeping thistle Cirsium arvense, spear thistle Cirsium vulgare, curled dock Rumex crispus, broad-leaved dock Rumex obtusifolius, common nettle Urtica dioica, creeping buttercup Ranunculus repens, greater plantain Plantago major, white clover Trifolium repens and cow parsley Anthriscus sylvestris). Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m2 (excluding those listed in the previous sentence), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland.	N
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble Rubus fruticosus agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens). For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.	Y
F	Cover of bracken Pteridium aquilinum is less than 20%.	Y
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y
		Total 5/7
	Condition poor due to passing 5 of 7 criteria. Essential criteria (A) not met; condition capped at poor.	

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VERSION CONTROL

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Draft	0.1	Miriam Anderson BSc(Hons), Consultant Ecologist	10/08/26
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