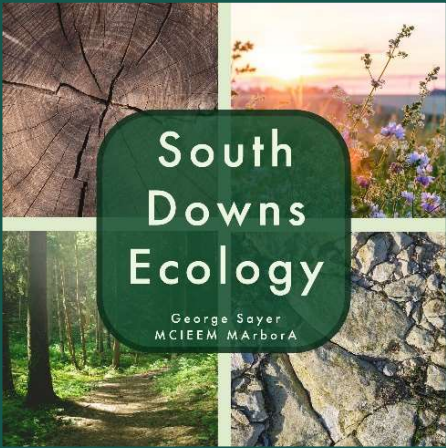




Ecological Impact Assessment

50 Beach Road



**South
Downs
Ecology**

George Sayer
MCIEEM MARBORA

Ecological Impact Assessment

50 Beach Road, Emsworth

Version 1 – 7th October 2025

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Summary

The owners have commissioned a Preliminary Ecological Appraisal, Preliminary Bat Roost Assessment and Ecological Impact Assessment of proposals for a replacement dwelling and garage at 50 Beach Road, Emsworth (hereafter referred to as 'the site'). A Preliminary Ecological Appraisal, Preliminary Bat Roost Assessment and Phase 1 Habitat Survey of the site was carried out on 14th August 2025.

The proposal area consists of existing buildings and developed land, of negligible ecological value, with surrounding garden habitats of low value.

The proposals are for the demolition of the existing dwelling and garage and construction of a replacement dwelling and garage.

Overall, the proposals are considered to represent a 'negligible' impact upon ecology and no further surveys are recommended.

The proposals are not anticipated to have any significant impact upon ecology; the buildings affected offer 'negligible' bat roost suitability, and proposals stand a 'negligible' chance of disturbing bats or their roosts provided basic avoidance measures are incorporated into construction. No further surveys are recommended at the site for these proposals.

No significant effects are anticipated upon any other species, designated sites or priority habitats, including the Solent Suite of Sites.

The site is exempt from mandatory Biodiversity Net Gain.

When mitigation and enhancements have been taken into account, the proposals are not considered to have a negative impact upon habitats or protected species in accordance with planning policy and once enhancements are considered, would result in a net gain.

The proposals include for new proportionate ecological enhancements. The proposals would therefore accord with the relevant Local Plan Policies.

1.0 Introduction

- 1.1 The owners have commissioned a Preliminary Ecological Appraisal, Preliminary Bat Roost Assessment and Ecological Impact Assessment of proposals for a replacement dwelling and garage at 50 Beach Road, Emsworth (hereafter referred to as 'the site'). A Preliminary Ecological Appraisal, Preliminary Bat Roost Assessment and Phase 1 Habitat Survey of the site was carried out on 14th August 2025.
- 1.2 The following Ecological Impact Assessment report has been completed by Chris Brown (*BSc (Hons) Biology, ACIEEM, NE Licence Holder – GCN - Ecologist*) and reviewed by George Sayer (*BSc (Hons) Environmental Sciences, PgDip Endangered Species Recovery, MArborA, MCIEEM, NE Licence Holder – Bats Level 2 and GCN - Ecologist*). This appraisal consisted of a site visit to identify existing habitats on site; the habitats have been categorised broadly following the UK Habitat Classification Guidance V2.01 (*UKHab Ltd 2023*). In addition, an assessment of habitats and structures on the site was made to determine their potential for protected species. Following this an on-site and desktop assessment was undertaken, of the likelihood of National or European Protected Species being present on or near site, and the constraints these may pose on the development proposals.
- 1.3 Based on the results of the appraisal, recommendations for potential ecological enhancements have been provided.

Site Description and Surrounding Area

- 1.4 The site consists of a detached house on Beach Road with an associated garage and garden, within the built-up area of Emsworth. The property is surrounded by residential properties to the north, east and west, and by Emsworth Beach to the south. The site is accessed from Beach Road to the west. The immediate surroundings are largely residential, though there is woodland present 225.0 m to the west and arable land present 320.0 m to the west.

Proposals

- 1.5 The proposals are for the demolition of the existing dwelling and garage and construction of a replacement dwelling and garage. The new dwelling would sit on approximately the same part of the site as the existing dwelling and would be of a comparable size, and accompanied by a larger garage and alterations to the surrounding parking and landscape areas.

2.0 Scope of Appraisal

1. *Identify habitats or features which may have potential for protected species;*
2. *Identify whether any signs of protected species are present on-site;*
3. *Recommend whether further surveys are required, or whether there are any relevant constraints with regards to protected species;*
4. *Identify impacts of the proposed development and set out appropriate avoidance, mitigation and compensation measures;*
5. *Provide suggestions as to how the site and proposals could be enhanced with regards to protected species and habitats.*

- 2.1 This appraisal and assessment is deemed to be relevant for a maximum of 18 months due to the possibility of changes in the habitats on-site. Should the site or proposals alter, the ecologist should be consulted to confirm that the appraisal is still valid.

3.0 Planning Policy and Legislation

National Planning Policy

- 3.1 The National Planning Policy Framework (NPPF) 2024 sets out the government planning policies for England and how they should be applied. 'Chapter 15: Conserving and Enhancing the Natural Environment' states that development should be 'minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.'
- 3.2 The Government Circular 06/2005, which is referred to by the NPPF, provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

Local Planning Policy

- 3.3 The site is within the Chichester District; the recently adopted Chichester Local Plan 2021 – 2039 (adopted 19th August 2025) includes the following policies which should be given appropriate weight:
- *Policy NE4 Strategic Wildlife Corridors*
 - *Policy NE5 Biodiversity and Biodiversity Net Gain*
 - *Policy NE6 Chichester's Internationally and Nationally Designated Habitats*
 - *Policy NE7 Development and Disturbance of Birds in Chichester and Langstone Harbours, Pagham Harbour, Solent and Dorset Coast Special Protection Areas and Medmerry Compensatory Habitat*
 - *Policy NE8 Trees, Hedgerows and Woodlands*

Legislation

- 3.4 Legislation relating to wildlife and biodiversity of particular relevance to this EclA includes:
- The Conservation of Habitats and Species Regulations 2017;
 - The Wildlife and Countryside Act 1981 (as amended);
 - The Natural Environment and Rural Communities (NERC) Act 2006;
 - The Wild Mammals (Protection) Act 1996.
- 3.5 All species of bat and their roosts are protected under The Conservation of Habitats and Species Regulations 2017 and The Wildlife and Countryside Act 1981. It is an offence to intentionally kill, injure or handle a bat, to possess a bat (live or dead), disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not.

- 3.6 All UK bird species are protected against disturbance whilst occupying a nest under the Wildlife and Countryside Act 1981. Developments that could predictably disturb, kill or injure nesting birds could result in an offence. Furthermore, a number of bird species are targets of UK and Local Biodiversity Action Plans and listed as Species of Principle Importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. This obligates local authorities to have regard to the purpose of conserving biodiversity with particular emphasis on targeted species.
- 3.7 All other mammals receive general protection against cruelty, inhumane killing or injuring under the Wild Mammals (Protection) Act 1996.

4.0 Methods

Desktop Study

- 4.1 A desktop study was conducted using the government 'MAGIC' Map GIS tool; a search was carried out for all international statutory designated sites (Ramsar, SAC, SPA) within 12.0 km of the site; national statutory designated sites (SSSI, NNR, LNR) within 2.0 km of the site; and non-statutory designated sites (SNCI) and priority habitats within 1.0 km of the site. These have been summarized below and their significance considered in the context of the development proposals. A search was also carried out to identify features of ecological interest in the area, such as water bodies and ancient woodland. Given the overall scale and nature of the site and the proposals, a full data search from SxBRC was not considered appropriate. This is in accordance with CIEEM current guidance for such projects.

Site Visit

- 4.2 A site visit was conducted on 14th August 2025, during suitable weather (24°C, wind force 2, 1/8 cloud, dry). Habitats were recorded according to the UKHab Classification System as described within the UK Habitats Manual, V2.01 (UKHab Ltd. 2023).
- 4.3 During the survey any constraints with regard to protected species were considered. The site was considered for its potential for protected species even when signs of these species were not noted at the time of survey.
- 4.4 The building was assessed internally and externally by an experienced, licenced bat surveyor (George Sayer 2018-34434-CLS) for its potential to hold roosting bats; roof voids were assessed where relevant, and access points identified. Any evidence of bats such as grease marks, bat droppings, urine splashes were noted. The bat roost assessment was conducted following the Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines (2023).
- 4.5 Due to the site visit being carried out over one day, it is possible that some signs of protected species may not be apparent within this short timeframe. This is a constraint recognised within best practice guidelines and all reasonable effort has been made to identify evidence of protected species.

Ecological Impact Assessment

- 4.6 The methodology for Ecological Impact Assessment (EcIA) follows best practice guidelines set by the Chartered Institute of Ecology & Environmental Management (CIEEM): 'Guidelines for Ecological Impact Assessment' (CIEEM, 2018). This includes identifying the baseline conditions on the site and subsequently rating the potential effects of the development based on the sensitivity and value of the resource affected, combined with the magnitude, duration and scale of the impact (or change). This is initially assessed without mitigation measures, and then assessed again after allowing for the proposed mitigation measures; this provides the residual effects. The assessment is divided into construction effects and longer-term operational effects.

4.7 Each ecological feature within the site has been considered within a defined Geographic context such as:

- International and European;
- National;
- Regional;
- County;
- District;
- Local;
- Site Level;
- Negligible.

4.8 Based upon CIEEM guidance, value was determined with reference to the following factors:

- Its inclusion as a Designated Site or other protected area;
- The presence of habitat types of conservation significance, e.g. Habitats of Principal Importance (NERC 2006);
- The presence (or potential presence) of species of conservation significance e.g. Species of Principal Importance (NERC 2006);
- The presence of other protected species e.g. those protected under The Wildlife and Countryside Act 1981;
- The sites social and economic value.

4.9 Specifically in the case of bats, the impact assessment has been conducted in accordance with the recently published Bat Mitigation Guidelines (Reason and Wray 2023).

5.0 Baseline Ecological Conditions and Protected Species Assessment

Desktop Study

Designated Sites and Habitats

- 5.1 The following is a summary of all protected and notable wildlife sites, with sites of local and national importance recorded within 2.0km of the site and sites of international importance within 12.0 km. These are divided into statutory and non-statutory; those with full legal protection and those without, but which the Local Planning Authority should still consider when deciding on planning policy and applications. These sites are summarized in tables 1 and 2 below. A description of locally designated sites is also made below.
- 5.2 This information is included so that the site can be considered within the ecological context of the surrounding area, guiding decisions related to habitat change and protected species; these sites are not necessarily representative of the habitat on or surrounding the site and may not be influenced by the proposals.
- 5.3 The site is within the Impact Risk Zone (IRZ) of the Solent Suite of Sites (Solent Maritime SAC/Chichester and Langstone Harbours SPA, Ramsar/Chichester Harbour SSSI/Langstone Harbour SSSI), situated 15.0 m south at their closest point. All planning applications within the IRZ apart from householder applications require consultation with Natural England. If this application is a householder application, the proposed development would be exempt and no consultation is required. If a full application is required, consultation may be necessary.
- 5.4 Any residential proposals within the IRZ which increase overnight accommodation would need to contribute to the Bird Aware Scheme to offset recreational impacts on the Solent Suite of Sites and would need to demonstrate nutrient neutrality. As the proposals do not increase overnight accommodation, neither of these requirements apply.

Table 1: Statutory Protected Designated Sites

Site Name	Reason for designation	Distance from site
<i>Solent Suite of Sites (Chichester and Langstone Harbours SPA, Ramsar / Solent Maritime SAC / Solent and Isle of Wight Lagoons SAC / Chichester Harbour SSSI)</i>	<i>Chichester Harbour is a large estuarine basin in which at low water extensive mud and sandflats are exposed, drained by channels which unite to make a common exit to the sea. The site is of particular significance for wintering wildfowl and waders and also breeding birds both within the Harbour and in the surrounding permanent pasture fields and woodlands. There is a wide range of habitats which have important plant communities.</i>	<i>15.0 m S</i>
<i>Warblington Meadow SSSI</i>	<i>An unimproved grazing marsh adjoining Chichester harbour, of special interest for its gradation from freshwater, base-rich marsh to old reclaimed saltmarsh, and for its rich associated flora, with a total of 158 species of flowering plants.</i>	<i>1.0 km W</i>
<i>Brook Meadow (Emsworth) LNR</i>	<i>An area of open pasture and meadow alongside the River Ems at Emsworth, important for water vole.</i>	<i>1.0 km NE</i>
<i>Eames Farm LNR</i>	<i>An area of grazing marsh, wetland and reedbed managed as an organic farm. Supports many rare plants and insects and a variety of migrating waders and wildfowl. The site is part of the Chichester and Langstone Harbours Ramsar, SPA and the Chichester Harbour SSSI.</i>	<i>1.2 km SE</i>
<i>Kingley Vale SSSI, NNR, SAC</i>	<i>The largest area of yew woodland in Britain, with areas of chalk grassland also present.</i>	<i>8.0 km NE</i>

- 5.5 There are no non-statutory designated sites within 1.0 km of the proposal site.

Habitats

Desk Study

- 5.6 UK Priority Habitats within 1.0 km of the site include Deciduous Woodland, Good Quality Semi-Improved Grassland (Non-Priority), Coastal and Floodplain Grazing Marsh, Saline Lagoons, Mudflats, and Coastal Saltmarsh. None of these habitats are present within the site. The closest habitat to the site is mudflat approximately 15.0 m south of the site.

Site Assessment

- 5.7 The site is given over to the habitats discussed further below.

u1b5 – Buildings

- 5.8 The site contains a detached dwelling (denoted B1), as well as a detached garage (denoted B2). The buildings are in good overall condition and offer **negligible ecological value** in a broader sense. The potential for the dwelling to support protected species is discussed in the preliminary bat roost assessment and protected species assessment below.

u1b 847 – Developed Land; Sealed Surface/Introduced Shrub

- 5.9 There is a paved parking area to the west of the house, with a paved patio to the rear. Introduced shrub planters are present within these areas. This habitat is of **negligible ecological value**.

g4 200 828 847 – Modified Grassland/Tree/Vegetated Garden/Introduced Shrub

- 5.10 The site contains a modified grassland lawn to front and rear. The lawn consists largely of perennial ryegrass *Lolium perenne* and red fescue *Festuca rubra* agg. with dandelion *Taraxacum officinale* agg. and almost no other forbs. To the boundaries are small patches of ornamental planting including bay *Laurus nobilis*, butterfly bush *Buddleia davidii*, common grape vine *Vitis vinifera*, ivy *Hedera helix* and pampas grass *Cortaderia selloana*. The habitat is well maintained and of **negligible ecological value**.
- 5.11 A semi-mature yew *Taxus baccata* is present in the southwest corner of the site. The tree offers **site ecological value**.

6.0 Protected Species Assessment

Bats

Desk Study

- 6.1 Two European Protected Species Mitigation Licences (EPSMLs) were recorded within 2.0 km of site, for non-breeding common pipistrelle, soprano pipistrelle, natterer's bat and brown long-eared.
- 6.2 West Sussex contains at least 15 native bat species, many of which will be recorded within Emsworth and its environs.

Site Assessment

- 6.3 The dwelling (denoted B1) consists of a detached two-storey brick dwelling, with single-storey extensions to the north, south and west. The main roof is complex with two gables, covered in real and composite slate tiles, with ornate clay ridge tiles. Four dormer windows are present, one of which is surrounded by slate hanging tiles which are well-sealed. The single-storey extension to the north has a flat, bitumen felt roof which is in good condition.
- 6.4 The roof is generally well-sealed. The tiles are tightly-interlocking with no obvious gaps to the ridges or gables, with the exception of a single lifted slate tile which does not lead to a crevice. A chimney is present but the lead flashing around the base was tightly-sealed. The uPVC soffits and fascias were generally well-sealed, with several small gaps around the soffit. No evidence of bats was observed.
- 6.5 A small loft void with a timber frame is present within B1. The loft is lined with traditional bitumen felt. One vent is present but is heavily cobwebbed and appears sealed. There is no light ingress and the loft is devoid of any evidence of bats such as droppings, feeding remains or dead bats. Overall, considering the lack of suitable PRFs and the exposure of the surroundings, B1 offers **negligible** bat roost suitability.
- 6.6 The detached garage (denoted B2) is partly open to the east. The garage has a timber frame with corrugated metal walls and roof. The roof is generally well-sealed. Internally, wooden sarking is present, with some small gaps observed between the corrugated metal walls and wooden sarking. These gaps were inspected with an endoscope and no evidence of roosting bats was recorded. The roof is vaulted internally with no loft space present. Overall, considering the lack of suitable PRFs and the exposure of the surroundings, B1 offers **negligible** bat roost suitability.
- 6.7 There are no trees which might support bats on the site. The yew is in good condition with no significant cavities or deadwood.
- 6.8 The gardens are currently of very limited value to bats, restricted to a tree and introduced shrub. The site is surrounded by gardens of limited suitability for bats such as pipistrelles. The site is not on, or immediately adjacent to, the Chichester bat movement network, with limited suitable habitat within 200.0 m of the site. The site is of at most **site value** for foraging and commuting bats.

Birds

Desk Study

- 6.9 Numerous bird species are present in the local area, including a number of woodland, wetland and farmland species. Birds relevant to the proposals which are present locally include swift and house sparrow.

Site Assessment

- 6.10 B1 was sufficiently-sealed to prevent ingress and no evidence of active bird nests was noted within the building. B2 had suitable opportunities for nesting birds with old nesting material observed in the gaps between the corrugated metal walls and internal wooden sarking. The garden offers limited potential for nesting birds due to the lack of optimal habitats and the presence of a single semi-mature yew tree. The habitats are of **site value** to birds.

Other Species

- 6.11 The garden would offer sub-optimal foraging, commuting and sheltering habitat for hedgehogs. No potential for, or evidence of, any other protected species was recorded. The site is too small and well-tended to support reptiles or significant amphibians. No impacts upon other protected species are considered likely and have not been assessed further.

7.0 Evaluation of Impacts and Mitigation

Designated Sites

Potential Impacts

- 7.1 The site is within the IRZ of the Solent Suite of Sites. In this zone, any proposals increasing overnight accommodation or the overall number of residential units must contribute to access management of the Chichester Harbour to protect the qualifying bird species. The site also falls within the nutrient neutrality catchment. As the proposed development will not result in a net increase in residential units or overnight accommodation, **no contribution nor nutrient neutrality are necessary.**
- 7.2 Given the close proximity of the Solent Suite of Sites to the site, the proposed development has the potential to impact these designated sites through noise, dust and pollution.

Mitigation and Compensation

- 7.3 Measures to control potential construction impacts will be detailed within a Construction and Environmental Management Plan (CEMP) to be produced for the proposed development prior to construction. The CEMP will outline the measures which will be adhered to throughout construction such as best practice pollution guidelines, safe storage of materials and the location and design of protective barriers such as dust netting.

Residual Impacts

- 7.4 The impacts will be negligible and non-significant.

Habitats

Potential Impacts

- 7.5 The proposals would impact only developed land and small areas of the garden.
- 7.6 In the absence of mitigation, the proposals would include dust, noise and light pollution of adjacent garden habitats. Given the proposals' nature and scale, impacts are of **very minor magnitude** at no more than **site level**.
- 7.7 The proposals are for a self-build replacement of the dwelling by the owners. As such the proposals fall under the self/custom-build exemption under The Environment Act 2021 and are exempt from Mandatory Biodiversity Net Gain (BNG).

Mitigation and Compensation

- 7.8 All construction will be undertaken in accordance with best practice advice with regards to control of dust, noise and emissions. Any chemicals or fuel shall be stored appropriately and on existing surfaces. Any garden habitats lost or damaged will be replaced post-construction.
- 7.9 Trees to be retained will be protected in accordance with British Standard 5837:2012. A tree protection package accompanies the application

- 7.10 The proposals do not need to demonstrate BNG but need to provide a gain for biodiversity overall.

Residual Impacts

- 7.11 Once mitigation is taken into account, the impacts will be negligible and non-significant.

Bats

Potential Impacts

- 7.12 The dwelling and detached garage offer 'negligible' bat roost suitability. In-line with the Bat Survey Guidelines, the likelihood of an impact is negligible and sufficiently low not to warrant further survey.
- 7.13 Construction noise, dust, lighting and vibration may temporarily make the site slightly less suitable for foraging bats. Given the distance to any part of the bat movement network, the potential impacts on foraging bats is extremely low. Given the overall size and nature of the site, the potential impact to bats is low.

Mitigation and Compensation

- 7.14 Following the guidance within the recent Bat Mitigation Guidelines (Reason and Wray, 2023), given the overall potential of the buildings, further surveys for bats are not considered necessary.
- 7.15 Any works shall be undertaken with due consideration and measures to minimise dust and noise. No works shall take place externally between 30 minutes before sunset until 30 minutes after sunrise. No external works lighting shall be used. All new external lighting shall accord with the principles of the BCT/ILP Guidance Note 08/23. New external lighting shall be aimed downwards and be warm white in spectrum (below 3000K) and set with appropriate controls such that unnecessary lightspill is avoided.
- 7.16 The ridges of B1 should, as a matter of course, be removed by manually prying carefully away from the building. In the highly unlikely event that a bat or evidence thereof be discovered, works shall cease until an appropriate course of action is determined by the licenced ecologist.

Residual Impacts

- 7.17 The overall impact of the scheme will be negligible. New roosting features would result in a gain for bats.

Nesting Birds

Potential Impacts

- 7.18 No evidence of nesting birds was noted within B1, though old nesting material was observed within B2. One tree within the garden has potential to support nesting birds. B2 will be demolished to facilitate the proposed development but the yew tree in the garden will not be impacted by the works. Although there is a potential risk for nesting birds to be impacted, it is deemed to be very low. No impacts upon wading or coastal birds are anticipated.

Mitigation and Compensation

- 7.19 If any vegetation is to be removed to facilitate the proposed development, it must either be removed outside of the nesting season (i.e. removed between September – February) or subject to checks to ensure no active bird nests are present. Similarly, B2 must be demolished outside of the nesting bird season or subject to checks to ensure no active bird nests are present.
- 7.20 Any active nests must be afforded a 5.0 m disturbance buffer and chicks must be allowed to fledge and leave the location before removal of the nest.

Residual Impacts

- 7.21 The overall impact of the scheme will be negligible.

Hedgehogs

Potential Impacts

- 7.22 Hedgehogs might become trapped in footings during construction. The potential risk is deemed to be very low.

Mitigation and Compensation

- 7.23 Materials and debris etc must be stored appropriately, with no materials left within areas where hedgehogs may shelter. All footings must be covered overnight or fitted with rough timber planks to allow mammals to escape, and pipework over 100mm in diameter should be capped overnight to prevent mammal ingress.

Residual Impacts

- 7.24 The overall impact of the scheme will be negligible.

8.0 Ecological Enhancements

8.1 As the proposals only affect the building and immediate surroundings, development proposals will be expected to demonstrate an overall positive impact on the natural environment as set out in CDC Local Plan Policy 49 and emerging Policy NE5. The following ecological enhancements have been proposed as suited to the location and the proposals and would result in a Biodiversity Net Gain, in accordance with Local and National Policy.

- Incorporation of integrated or wall-mounted bird boxes into the building at appropriate heights and orientations, such as a house sparrow terrace to the western elevation, and a swift brick or integrated box to the eastern or northern elevation;
- Incorporation of a bat box into the new building, facing south or east; at least one small crevice-style box;
- Provision of new features in the garden for wildlife. This might include a birdbath, flowering plants as detailed within the RHS 'Plants for Pollinators' lists; native trees and shrubs; a log pile, or a hedgehog box;
- Gaps should be made in fences to allow hedgehogs access between gardens.

9.0 Conclusions

- 9.1 Overall, the proposals are considered to represent a 'negligible' impact upon ecology and no further surveys are recommended. The proposal area consists of existing buildings and developed land, of negligible ecological value, with surrounding garden habitats of low value.
- 9.2 The proposals are not anticipated to have any significant impact upon ecology; the buildings affected offer 'negligible' bat roost suitability, and proposals stand a 'negligible' chance of disturbing bats or their roosts provided basic avoidance measures are incorporated into construction. No further surveys are recommended at the site for these proposals.
- 9.3 No significant effects are anticipated upon any other species, designated sites or priority habitats, including the Solent Suite of Sites.
- 9.4 The site is exempt from mandatory Biodiversity Net Gain.
- 9.5 When mitigation and enhancements have been taken into account, the proposals are not considered to have a negative impact upon habitats or protected species in accordance with planning policy and once enhancements are considered, would result in a net gain.
- 9.6 The proposals include for new proportionate ecological enhancements. The proposals would therefore accord with the relevant Local Plan Policies.

10.0 References

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Appendix 1 – Site Photos

Photo 1 – View of B1 from the north.



Photo 2 – View of B1 from the south.



Photo 3 – View of the complex roof.



Photo 4 – View of a lifted tile on the roof of B1.



Photo 5 – View of the ornate ridge tiles to be removed carefully as a matter of course.



Photo 6 – View inside the loft void in B1.



Photo 7 – View of B2 from the west.



Photo 8 – View of B2 from the east.



Photo 9 – View inside B2.



Photo 10 – Nesting material visible between the corrugated metal walls and wooden sarking.



Photo 11 – View of the garden to the north of B1.



Photo 12 – View of the garden to the south of B1.



Photo 13 – View of the yew in the south-west corner of the site. The Solent Suite of Sites is visible in the background.



Photo 14 – View of introduced shrub present within the site.



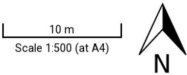
11.0 Site Aerial



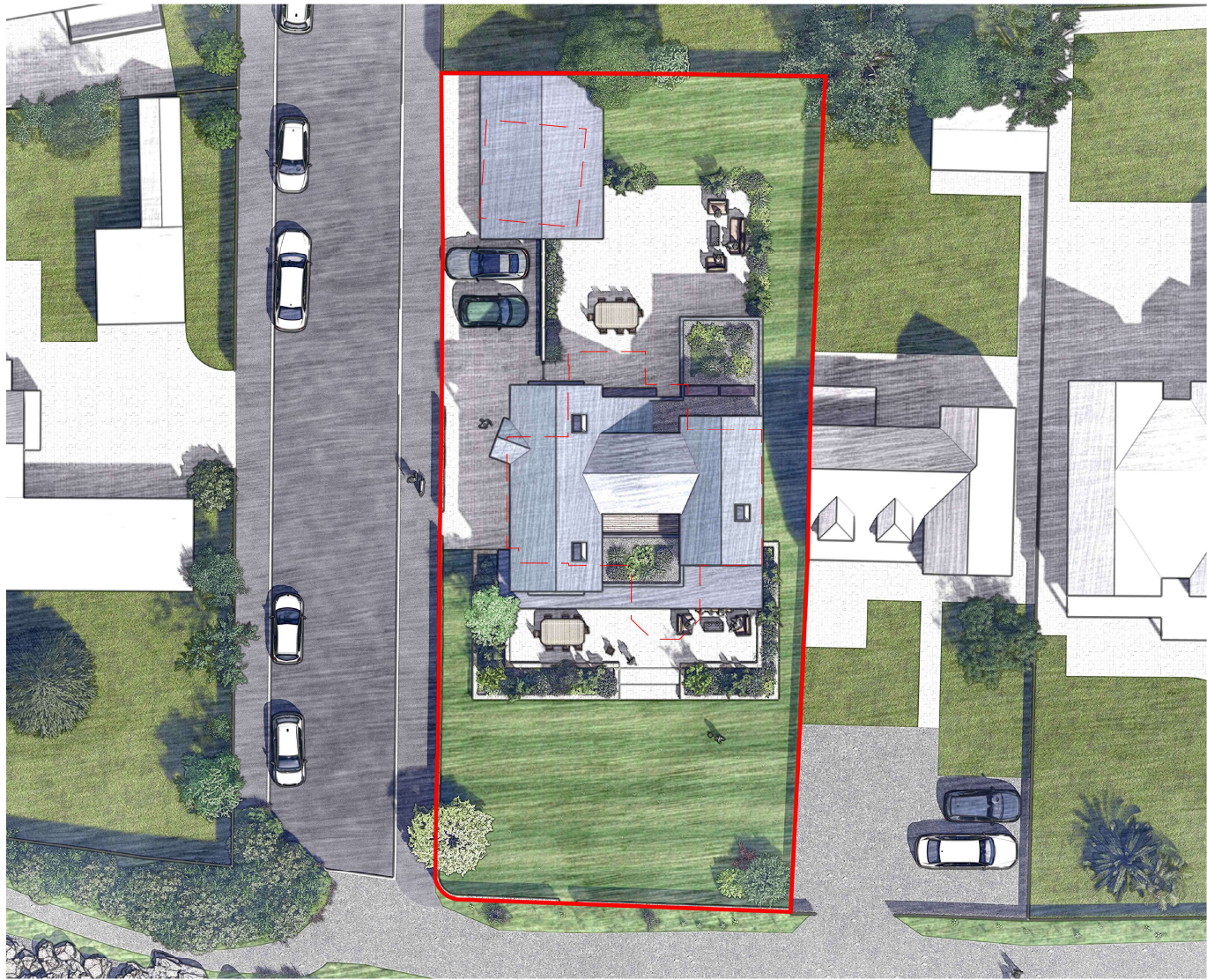
12.0 Site Habitat Plan



Produced on Land App, Sep 23, 2025.
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13.0 Site Proposals Plan



N

scale 1:200

0m1m2m3m

10m

Do not scale this drawing except for planning application purposes

All dimensions must be verified on site prior to construction

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A	Pre-App Issue	RPN	DS	28.05.25
REV	DESCRIPTION	BY	CHK	DATE
<div>Cover Storey Architects</div> <div><div>Cover Storey Architects LLP</div><div>The Studio, 18 St Georges Avenue, Havant</div><div>Tel: 02352 200266</div><div>info@coverstorey.co.uk</div><div>www.coverstorey.co.uk</div></div> <div><div>POB 3801</div><div>www.coverstorey.co.uk</div></div>				
Project no.	25007	Drawing no.	V02-300	Revision:
				A

Project name:	Drawing name:	Scale @ A3	Drawn / Checked:	Date:	Status:	Project no.	Drawing no.	Revision:
50 Beach Road, Emsworth	Proposed Site Plan	1:200	RPN / DS	August 2025	PRELIMINARY	25007	V02-300	A