

PRELIMINARY ROOST ASSESSMENT (PRA) & NESTING BIRDS REPORT

18th August 2026

Watergall Cottage, 8 Wade Court Rd,
Havant, Hampshire, PO9 2SU

Applicant: Mr and Mrs Campbell

Agent: Birch Architects

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This report has been prepared to identify the presence of bats and nesting birds within the site, where this falls within the scope of the agreed works.

This report has been produced using all reasonable skill and care, and a Quality Assurance (QA) review process has been undertaken prior to issue of this report. If the reader identifies any inaccuracies or discrepancies, this should be brought to the attention of ABR Ecology immediately.

It is at the discretion of the Local Planning Authority (LPA) to determine whether the information and data on protected species contained within this report is made publicly available.

SURVEY DATA LIFESPAN AND VALIDITY:

Survey data is considered valid for 12-18 months from the survey date in accordance with the CIEEM Advice note (CIEEM, 2019), due to the presence of and/or potential for mobile species to be present within the site. The 12–18-month period is taken where the condition(s) of the building(s)/structure(s) on site remain unchanged since the survey and the proposals for the site are unchanged. If any changes to the plans occur, this report may not be valid, and any conclusions provided may not be appropriate. In this event, it is the responsibility of the applicant to contact ABR Ecology to determine whether an amended report or resurvey of the site is required.

If the required further activity surveys of the property are undertaken and a bat roost is subsequently identified, a total of three bat activity surveys will be required, and survey data will be required to inform a bat European Protected Species (EPS) licence application. The building inspection (PRA) is considered valid for 3 months and activity data from the then current survey season (May – August/September) to inform a bat licence application.

This document has been prepared in accordance with CIEEM's Guidelines for Ecological Report Writing 2nd ed (CIEEM, 2017a) and the Bat Conservation Trust (BCT) Good Practice Guidelines 4th ed (Collins, 2023).

ABR Ecology Ltd cannot accept responsibility for third party data supplied within this report.

At the time of writing, standard methodologies have been used which are accepted by Natural England and other statutory bodies. No responsibility will be accepted where standard methodologies change and where Government, national bodies and industry subsequently modify standards.

The results of the surveys and this assessment are representative at the time of the surveys taking place.

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Non-technical summary

- ◆ ABR Ecology Ltd were commissioned by Birch Architects on behalf of Mr and Mrs Campbell to undertake a Preliminary Roost Assessment (PRA) and nesting birds survey at Watergall Cottage, 8 Wade Court Rd, Havant, Hampshire, PO9 2SU to advise on the presence/absence of bats and nesting birds at the property.
- ◆ This report was requested to support a householder application for the erection of a new garage roof and alterations to the roof of a rear outbuilding.
- ◆ The PRA was undertaken on the 14th May 2026 by Natural England class 1 licensed bat ecologist James Gooding and assistant ecologist Keeley Lanigan.
- ◆ The PRA identified bat droppings within the outbuilding loft space (B2), confirmed to belong to brown long-eared bats by DNA analysis. The building therefore supports a **'confirmed'** bat roost for this species. The garage (B3) and house (B1) has also been assessed as holding 'low' potential to support roosting bats.
- ◆ Roost characterisation surveys are now required upon the building as bat presence has been confirmed. The roost characterisation survey must be undertaken to inform the impact assessment of the works upon the roost. Roost characterisation surveys can include dusk emergence surveys, hibernation surveys, static monitoring through the summer months etc with the aim of the surveys being to determine the type of roosts present, the number of bats, the locations of each roost and whether any additional species are present.
- ◆ The 'low' potential building must now have a single survey undertaken upon it and where a bat roost is recorded as present, a total of three bat activity surveys may be required.
- ◆ A number of bat activity (dusk) surveys are now required upon the buildings to determine the roost type(s), entry/exit points for the roost and roosting locations and will also identify if any additional species of bat are roosting within the buildings. Once the roost has been sufficiently characterised, surveys may conclude. The ecologist will determine whether two surveys provide adequate information or whether a third survey is required to confirm patterns of bat use. These surveys will inform a final bat mitigation report.
- ◆ A minimum of two of the three surveys must be conducted between May and August and must be spaced a minimum of three weeks apart; the third survey may be

conducted in September in suitable weather conditions. If a maternity roost is identified, the subsequent survey must be spaced a minimum of four weeks apart.

- ◆ Para 99 of Circular 06/2005 states: *'It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before planning permission is granted'*. Therefore, the surveys must be conducted prior to the planning determination stage and cannot be conditioned as part of the consent.
- ◆ The building has been assessed for its potential to support classic and non-classic hibernation features such as underground sites/tunnels/cellars and cool and stable temperatures and humidity, and it is noted that the building does not support features suitable for hibernation roosts, or very few limited features. As the building holds 'low' or 'no potential' for hibernation roosts, no further surveys are required.
- ◆ Bats are likely foraging and commuting across the site; measures for lighting reduction will be provided in the final report to minimize impacts of obtrusive lighting on bats.
- ◆ No evidence of nesting birds or potential for nesting birds was recorded during the visit. Therefore, nesting birds are not considered to be impacted from the development.
- ◆ A biodiversity enhancement, such as a minimum of one built-in bat tube or bird nesting box, must be provided to ensure the application is compliant with planning policy; this will be detailed in the final report following completion of the surveys.

1. Introduction

- 1.1 ABR Ecology Ltd were commissioned Birch Architects on behalf of Mr and Mrs Campbell to undertake a Preliminary Roost Assessment (PRA) and nesting birds survey at 8 Wade Court Rd, Havant, Hampshire, PO9 2SU (central grid reference: SU 72245 06088) to advise on the presence/absence of bats and nesting birds at the property. This report was requested to support a householder application for the application for the erection of a new garage roof and alterations to the roof of a rear outbuilding.
- 1.2 The PRA was undertaken on the 14th May 2026 by Natural England class 1 licensed bat ecologist James Gooding and assistant ecologist Keely Lanigan. Existing elevations are provided in Appendix A and proposed elevations are provided in Appendix B.

Site context

- 1.3 The application site comprises a residential property consisting of a detached three-storey house in Havant, Hampshire within an urban area. The immediate surrounding landscape comprises residential housing and gardens, with pockets of woodland and green amenities. The wider surrounding landscape comprises urban residential development with gardens, public ornamental gardens, pockets of woodland and arable farmland. The surrounding areas are considered to provide good foraging opportunities and commuting corridors for bats.

Aims and scope of the PRA and report

- 1.4 The principal aim of a PRA survey is to determine the actual and potential presence of bats within the building(s)/structure(s). This report is based on the results of the PRA and records of bats and bat roosts as supplied by Hampshire Bat Group (HBG, 2026).
- 1.5 The results of the PRA and the data search were principally aimed at determining if a bat roost is present within the property and/or whether the building(s)/structure(s) hold the 'potential' to support roosting bats in line with The BCT Good Practice Guidelines 4th ed (Collins, 2023). The results of the data search were also used to determine the Zone of Influence (Zol) for bats associated with the project.
- 1.6 This report aims to establish whether the proposed works will likely impact roosting bats and identifies if there are requirements for activity (dusk) surveys, hibernation surveys and/or static monitoring surveys, which may inform the requirement for a bat European Protected Species (EPS) licence or Bat Mitigation Class Licence (BMCL) from Natural England to allow the works to proceed lawfully following planning approval.

- 1.7 The aim of the nesting birds survey was to determine if there is any recent or historical evidence of nesting birds within the building(s) onsite.

Relevant planning policy and legislation

- 1.8 Full details of relevant planning policy and legislation are provided in Appendix C of this report; the following policy and legislation in respect of bats and nesting birds is applicable to this application:

- ◆ The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019
- ◆ The Wildlife and Countryside Act 1981 (as amended) – Section 1 and Schedule 1 (birds) and 5 (bats)
- ◆ The Natural Environment and Rural Communities (NERC) Act 2006 – Sections 40 and 41
- ◆ The Environment Act 2021
- ◆ The National Planning Policy Framework (NPPF) 2024 – Section 15
- ◆ National Planning Practice Guidance Natural Environment (para 10-35)
- ◆ Circular 06/05: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact Within the Planning System
- ◆ The Havant Borough Core Strategy (adopted March 2011)

- 1.9 **It is the responsibility of the applicant(s) to ensure that the proposed development proceeds in full compliance with legislation, national and local policy, and in accordance with all conditions of the obtained planning consent(s). It is also the responsibility of the applicant(s) to request a report amendment / reassessment of the site for roosting bats and nesting birds where the scale/nature of the proposed plans subsequently change.**

2. Methodology

Desktop data search – bat records

- 2.1 The Multi-Agency Geographical Information for the Countryside (MAGIC) website (MAGIC, 2026) was accessed to determine if the application site falls within the consultation zone for any Special Areas of Conservation (SACs), and Sites of Special Scientific Interest (SSSIs) designated for the presence of bats.
- 2.2 Hampshire Bat Group (HBG, 2026) was contacted to provide records of bats and bat roosts within a 2km radius of the application site. These records were used to inform the assessment of the site in its potential to support roosting bats and identifying any potential cumulative impacts on bats from the proposed development.

Zone of Influence (Zol) for bats

- 2.3 The results of the desktop data search and the proposed plans were used to determine a Zone of Influence (Zol) for bats; the Zol is defined by CIEEM (2017b) as *‘the areas/resources that may be affected by the biophysical changes caused by activities associated with a project’*.
- 2.4 Due to the localised and small-scale nature of the proposals (as shown in Appendix B), the Zol for roosting bats is confined to the site boundary. The Zol for foraging bats may extend just beyond the site boundary where artificial lighting is concerned, however, this is considered to be minimal if lighting mitigation is implemented, and therefore the survey area was confined to the buildings only.

Preliminary Roost Assessment (PRA)

- 2.5 Conditions for the PRA of the building(s) and surveyor competencies are provided in Tables 1 and 2 below:

Table 1: Weather conditions, equipment and timings for PRA survey

Survey date	Time of survey	Surveyors	Equipment available to use	Weather conditions		
14/05/2026	11:00am	James Gooding and Keeley Lanigan.	High-powered torch, mirrors, sealable bags, FFP3 face masks, gloves, extendable ladder,	Temp:	Okta cloud cover:	Beaufort wind force:
				12°C	7/8	1/12

			endoscope, binoculars			
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Table 2: Surveyor qualifications / competencies

Qualifications	Bat licence	Barn owl licence	Ecologist level	Accredited agent
Surveyor				
James Gooding	Class 1	n/a	Ecologist	n/a
Keeley Lanigan	n/a	n/a	Assistant	n/a

- 2.6 The surveying ecologists have received training in Working at Heights (and in-house training in the use of ladders for PRA surveys), Manual Handling, and Emergency First Aid At Work to ensure compliance with Health and Safety legislation (The Work at Height Regulations 2005, Manual Handling Operations Regulations 1992, The Health and Safety (First-Aid) Regulations 1981).
- 2.7 The PRA was undertaken in accordance with The Bat Conservation Trust (BCT) Good Practice Guidelines 4th ed (Collins, 2023). A systematic search was made of any internal building areas / loft spaces and exterior building areas. Where present, information was compiled on the potential and actual bat entry/exit points (where possible); potential and actual bat roosting locations; and any evidence of bats found.
- 2.8 The internal inspection involved a search of internal building areas and where loft spaces were present, the ecologists undertook a search of areas such as beams/felt; fibreglass insulation/flooring; crawl boards; water tanks; internal chimney stacks; gable ends; and stored materials etc.
- 2.9 The external building assessment included an inspection of the ground/flooring, and where present, any windowsills, windowpanes, behind peeling paintwork/lifted render, brick/block work, chimneys, eaves, lead flashing, tiles and soffits etc.
- 2.10 Evidence of roosting bats can include:
- ◆ The presence of physical live/deceased bats
 - ◆ Bat droppings (distinguished from rodent droppings by their crumbly texture)
 - ◆ Fur-oil staining around entry/exit points
 - ◆ Urine splashing
 - ◆ Feeding remains, such as insect wings and casings

- 2.11 If bat droppings were identified within the building, the droppings were sent for DNA analysis by Swift Ecology Ltd to confirm the species of bat present; in the event bat droppings/physical bats were recorded, the building was identified as a 'confirmed' bat roost.
- 2.12 Most native bats in England are crevice-dwelling species, with bats roosting in remote areas, such as under roof tiles; behind cladding; in cavities; soffits; and behind lead flashing etc, and evidence of these species is often concealed and/or inaccessible. Therefore, where no evidence of roosting bats was recorded, an assessment on the availability of potential roosting areas and bat exit/entry points around the building(s) was conducted. The buildings were then assigned a category based on a sliding scale of potential for bats, ranging from 'none' to 'high' as shown in Table 3 below (Collins, 2023):

Table 3: Guidelines for assessing the potential suitability of buildings for bats (Collins, 2023)

Bat roosting potential	Description
'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 & potentially for longer periods of time due to their size, shelter, protection, conditions (temperature, humidity, height above ground level, adverse light levels, or high levels of disturbance), and surrounding habitat. The structure has the potential to support high conservation status roosts, for example maternity or classic cool/stable hibernation sites.
'Moderate'	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions (temperature, humidity, height above ground level, adverse light levels, or high levels of disturbance), and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity & hibernation and this is made irrespective of species conservation status, which is established after presence if confirmed via the PRA).
'Low'	The building features one or more potential roosting features that could be used by bats opportunistically at any time of year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions (temperature, humidity, height above ground level, adverse light levels, or high levels of disturbance) and/or suitable surrounding habitat to be used on a regular basis or by a larger number of bats.

‘Negligible’	There are no obvious habitat features likely to be used by bats, however there is a small element of uncertainty as bats can use small and apparently unsuitable features on occasion. (*negligible is defined as ‘so small or unimportant as to be not worth considering, insignificant’. This category may be used where there are places that a bat could roost or forage (due to one attribute), but it is unlikely that they would (due to another attribute).
‘None’	No habitat features on site are likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).

2.13 All building(s) were then assessed for their potential to support roosting bats during the hibernation period (notably between December and February). Hibernation roosts are traditionally located in tunnels, cellars, and underground sites where the temperature is cool and the humidity is high, and especially where both attributes are stable. Non-classic hibernation sites such as houses, commercial buildings and outbuildings should be assessed to determine whether they too can support potential hibernation sites where temperatures and humidity are within suitable realms.

2.14 Where roosts are recorded in non-hibernation times, and suitable conditions exist for hibernation to occur, a suite of further hibernation surveys would need to be undertaken. Further presence/absence surveys, roost characterisation surveys and hibernation surveys should be undertaken after the initial PRA where evidence is found, or the likelihood of bats roosting has been recorded.

Nesting birds

2.15 A search was conducted for evidence of barn owl (*Tyto alba*) and other nesting birds within and around the building(s) during the site visit. Evidence of nesting birds can include the physical presence of chicks and/or adult birds, nesting material, eggs and/or egg casings, feathers, white splashing (droppings), and pellets (for barn owls).

Survey limitations

PRA and nesting bird surveys

2.16 Bats and nesting birds are highly mobile species, and it is therefore possible for bats and nesting birds to occupy the property at any time in the future, particularly if any alterations/changes occur to the property. The PRA only provides a ‘snapshot’ in time and does not account for seasonal variation; some bat species and nesting birds may have been overlooked due to seasonal constraints. As such, it is not possible to have

complete certainty that bats and nesting birds are not present, rather, there was no indication of bat/nesting bird presence at the time of survey.

- 2.17 Potential evidence of bats, in particular crevice-dwelling species, may have been overlooked due to access restrictions to remote areas of the building(s). Binoculars were used to help identify any potential bat droppings on the exterior features of the building(s).
- 2.18 Often bats leave no visible sign of their presence on the outside of a building, and even when they do, wet weather can wash evidence away.

Reporting and survey data lifespan

- 2.19 The data within this report should not be seen as comprehensive. Data obtained from the HBG (2026) data search is highly unlikely to be representative of the bat species and roosts existing within the area. It is therefore possible that bat species/bat roosts may occur that have not been recorded in the area by the local records centre.
- 2.20 This report is considered valid for 12-18 months from the survey date in accordance with the CIEEM Advice note (CIEEM, 2019) for planning purposes only; and is only intended for the proposed plans outlined within this report. If any material changes to the building(s)/site occur or if the nature and/or extent of the proposed development changes, an update visit to reassess the building(s) will be required, as any conclusions provided herein may not be valid.
- 2.21 **This report is not valid to inform a planning decision.** Para 99 of Circular 06/2005 states: *'It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before planning permission is granted'*. Further bat activity (dusk) surveys must be conducted prior to the planning determination stage as these surveys cannot be conditioned as part of the consent.

3. Results

Desktop data search

Local records centre – bat records

- 3.1 HBG (2026) provided records of bats and bat roosts within a 2km radius of the site as presented in Table 4 below:

Table 4: Records for bats and bat roosts around the site

Common name	Scientific name	Number of records	Most recent record	Nearest record to site
Bechstein's bat	<i>Myotis bechsteinii</i>	44	2024	1.7km northeast
Brandt's bat	<i>Myotis brandtii</i>	1	2007	1.9km east
Brown long-eared bat	<i>Plecotus auritus</i>	26	2025	150m west
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	656	2026	110m southwest
Daubenton's bat	<i>Myotis daubentonii</i>	7	2018	800m south
Greater horseshoe	<i>Rhinolophus ferrumequinum</i>	1	2020	1.3km southwest
Whiskered/Brandt's bat	<i>Myotis mystacinus/brandtii</i>	1	2001	1.9km northwest
Long-eared bat	<i>Plecotus sp.</i>	29	2025	350m west
Myotis bat	<i>Myotis sp.</i>	153	2025	100m southeast
Nathusius's pipistrelle	<i>Pipistrellus nathusii</i>	42	2025	260m northwest
Natterer's bat	<i>Myotis nattereri</i>	18	2023	350m west
Noctule	<i>Nyctalus noctula</i>	167	2025	100m southeast
Nyctalus bat	<i>Nyctalus sp.</i>	10	2022	1.7km west
Pipistrelle sp.	<i>Pipistrellus sp.</i>	74	2024	100m southeast
Serotine	<i>Cnephaeus serotinus</i>	200	2025	100m southeast
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	495	2025	95m southeast
Western barbastelle	<i>Barbastella barbastellus</i>	29	2024	415m southwest
Whiskered bat	<i>Myotis mystacinus</i>	3	2022	2.0km northwest

- 3.2 There are records for western barbastelle, myotis bats, long-eared bats and greater horseshoe bats within the area.

3.3 There is potential for changes in artificial lighting to impede foraging and commuting bats that may be using the general site; therefore, specifications for lighting in accordance with the Bats and Artificial Lighting At Night' Guidance Note BN08/23 (BCT & ILP, 2023) will need to be implemented. These specifications will be detailed in the final report version.

Bat survey results

Preliminary Roost Assessment (PRA)

3.4 Descriptions of the buildings surveyed for roosting bats are provided in Table 5 below and photographs of the buildings are provided in Appendix D:

Table 5: Building descriptions

Building	Description
House (B1)	<ul style="list-style-type: none"> ◆ A three-storey detached brick-built house is present on the site. ◆ The roof is pitched and constructed of clay roof tiles with concrete ridge tiles. ◆ Hanging clay tiles are present around a dormer window located on the eastern (side) elevation of the house. ◆ uPVC window and door frames are present. ◆ Wooden soffits and fascias are present. ◆ Wooden eaves are present ◆ One flank void is present within the house, and a description is provided below: <ul style="list-style-type: none"> - The main flank void within the house is 'rectangle shaped and measures approximately 6m in length, 1m in width and 1m in height to the apex. - Fiberglass insulation is present. - The roof is constructed of wooden rafters and king posts.
	Evidence of bats recorded (see Appendix E for map):
	-
	DNA analysis of dropping sample (as tested by Swift Ecology Ltd):
	-
	Roost status / potential of the building for bats:
	Low potential for roosting bats

Rear outbuilding (B2)	<ul style="list-style-type: none"> ◆ A rear-outbuilding connected to the main house is present on the site. ◆ The roof is pitched and hipped and constructed of concrete tiles with concrete ridge tiles. ◆ Solar panels are present on the roof. ◆ uPVC window and door frames are present. ◆ Wooden soffits and fascias are present. ◆ One internal loft void is present within the outbuilding, and a description is provided below: <ul style="list-style-type: none"> - The loft within the outbuilding is 'T' shaped. The section running east to west measures approximately 13m in length, 5.5m in width and 1.9m in height to the apex. The section sunning north to south measures approximately 8m in length, 6m in width and 2m in height to the apex - Fiberglass insulation is present. - The roof is lined with bituminous 1F felt and spray foam. - The roof is full trussed and constructed of a ridge beam.
	Evidence of bats recorded (see Appendix E for map):
	<ul style="list-style-type: none"> - Approximately 50 droppings recorded below the northeast gable near the wall top. - 1 dropping was recorded in centre north of roof.
	DNA analysis of dropping sample (as tested by Swift Ecology Ltd):
	<ul style="list-style-type: none"> - Brown long-eared bat (<i>Plecotus auritus</i>)
	Roost status / potential of the building for bats:
	'Confirmed' roost for brown long-eared bats
Garage (B3)	<ul style="list-style-type: none"> ◆ A two-storey brick-built converted garage is present on the site. ◆ The roof is pitched and constructed of clay tiles. ◆ Wooden window and door frames are present. ◆ Wooden fascias and soffits are present. ◆ A pitched two-storey brick-built garage with clay tiles and clay ridge tiles is present to the east of the house. ◆ One internal loft void is present within the garage, and a description is provided below: <ul style="list-style-type: none"> - The main loft within the garage is 'rectangle shaped and measures approximately 12m in length, 5.7m in width and 2.5 in height to the apex. - Fiberglass insulation is present. - The roof is constructed with collars and a ridge beam.
	Evidence of bats recorded (see Appendix E for map):
	-
	DNA analysis of dropping sample (as tested by Swift Ecology Ltd):
	-
	Roost status / potential of the building for bats:
	Low potential for roosting bats

3.8 Dwellings and regularly occupied buildings, including commercial properties, are typically warm and maintain lower humidity levels. As a result, they do not meet the conditions required for classic hibernation sites (such as underground or naturally cool, stable environments), nor do they generally provide suitable non-classic hibernation conditions. The building is therefore assessed as having very limited to no

hibernation potential, and where only 'low' potential is present, no further hibernation surveys are required.

- 3.9 Bat presence has been confirmed through the identification of bat droppings; therefore, roost characterisation surveys are now required to determine the roost locations, roost types, numbers of bats present, and whether additional species are using the building. To inform these surveys, the building has been assessed for its capacity to support small, medium, or larger numbers of bats. Table 6 below outlines the justification for the building's assigned potential category:

Table 6: Justification for categorisation of the building's bat roosting potential

Bat roosting potential	Definition	Justification
'Low'	The building features one or more potential roosting features that could be used by bats opportunistically at any time of year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions (temperature, humidity, height above ground level, adverse light levels, or high levels of disturbance) and/or suitable surrounding habitat to be used on a regular basis or by a larger number of bats.	<p>B1 (house) and B3 (garage) are assessed as having low roost potential. Both structures present clay tile roofing, which may offer limited roosting opportunities, and are in proximity to a confirmed brown long-eared bat roost at B2. However, no evidence of roosting bats was recorded during the survey, and the surrounding habitat is considered of low suitability, characterised by an urban setting with artificial lighting and limited foraging resource.</p>  <p>Raised tiles are present on the gable end of B3.</p>
'Moderate'	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions (temperature, humidity, height above ground level, adverse	

	<p>light levels, or high levels of disturbance), and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity & hibernation and this is made irrespective of species conservation status, which is established after presence if confirmed via the PRA).</p>	 <p>B1 presents clay hanging tiles and gaps around the dormer window, both of which provide suitable conditions for bat roosting.</p> <p>It is considered that the crevices under these tiles could support a larger number of bats:</p> <p>The habitat nearby is noted to comprise coastal habitats and arable/pastures field which provides a suitable foraging habitat.</p>
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3.10 As the presence of bats has been confirmed, bat activity (dusk) surveys must now be conducted upon the building(s) in accordance with the BCT Guidelines (Collins, 2023); the surveys are required to establish the presence of bats. Further information is provided in Section 4.

3.11 In accordance with the BCT Guidelines, roost characterisation surveys must be repeated until the following information has been reliably obtained

- Are bat roosts present or likely to be absent?
- Which bat species use the site for roosting?
- How many bats do these roosts support?
- Where are the bat roost access points?
- Where are the bat roosts?
- At what times of year are bats present? How does use change seasonally?
- What type of bat roosts are present?
- What flight-lines do the bats use after emerging from the roost?

3.12 As a starting point, three dusk emergence surveys are recommended. However, if bats are recorded emerging and the results of the first two surveys are consistent, it may be

appropriate to conclude the survey effort after two visits. Conversely, if no bats are observed emerging and species presence has already been confirmed through DNA analysis, the assessment may proceed using the data collected to date, with Policy 4 licensing applied where necessary.

Indirect impacts upon bats

Artificial Lighting at Night (ALAN)

- 3.13 It is possible that bats are commuting and foraging across the general property and within the gardens. Bats are very sensitive to artificial lighting, which can impede their ability to successfully forage and can alter flightpaths (BCT & ILP, 2023). As bats may be using the property during nocturnal hours, it is essential that new lighting is designed to minimise impacts on foraging bats, particularly around areas with mature vegetation such as trees and hedges. Light spill can extend beyond the site boundary and may therefore also impact bats using neighbouring land.
- 3.14 Specifications for new lighting design will be detailed in the final report version.

Loss of foraging/commuting habitat

Nesting birds

- 3.15 No evidence of nesting birds was recorded within or around the building(s) on site. The potential for nesting birds is considered to be negligible as no ingress points for birds was noted. Therefore, it is considered unlikely nesting birds would be impacted by the proposed development, and no further action is recommended for nesting birds.

4. PRA outcome and further survey recommendations

PRA outcome

- 4.1 The PRA of Watergall Cottage, 8 Wade Court Rd, Havant, Hampshire, PO9 2SU were undertaken and physical evidence of bats was recorded in the outhouse (B2), the building therefore supports a 'confirmed' roost for brown long-eared bats, based on DNA analysis of the bat droppings. The garage (B3) also supports 'low' potential to support roosting bats.

Further survey(s) now required to inform planning

- 4.2 In accordance with the BCT Good Practice Guidelines (Collins, 2023), bat activity (dusk) surveys must now be conducted upon the buildings. These surveys involve a nocturnal observation of the buildings around dusk using specialised bat recording equipment and are required to determine the presence/likely absence of bats.

Survey timings and weather conditions

- 4.3 The garage (B3) has been assessed as holding 'low' potential to support roosting bats, a minimum of one bat activity survey is now required on the garage. The confirmed bat roost now requires further bat activity surveys to characterise the roost.
- 4.4 Dusk emergence surveys must be repeated until the required information has been reliably obtained. Appropriate methods and equipment should be used to minimise the need for repeat visits, ensuring survey effort remains proportionate to the potential impacts.
- 4.5 The standard approach for roost characterisation surveys is to undertake three dusk emergence surveys, with at least two surveys completed between May and August, when bats are most active. A third survey may be carried out in September if weather conditions are suitable. Surveys must be spaced at least three weeks apart. If the results of the first two surveys are consistent and it is unlikely that additional species or roosts would be detected during a third visit, survey effort may conclude after the second survey. In line with BCT Guidelines, surveys should only continue until sufficient information has been gathered to support a robust impact assessment and appropriate mitigation strategy.
- 4.6 If a maternity roost (mother and juvenile bats) is identified, the subsequent surveys must be spaced a minimum of four weeks apart (these surveys should ideally include one survey in May/early June (pregnant females), one survey in late July/August (to get

an accurate count of juvenile bats flying independently of their mothers) and one survey in September (to cover the mating period)).

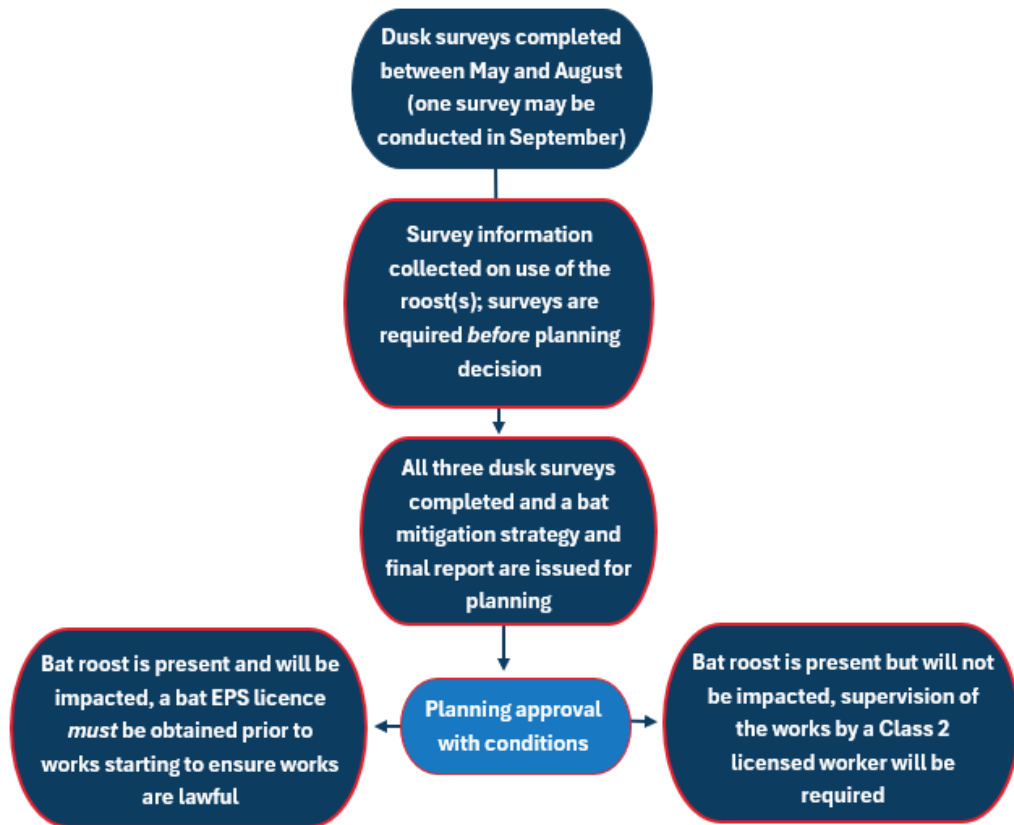
- 4.7 The surveys can only be conducted during suitable weather conditions (minimum 10°C from sunset with no precipitation / strong winds). The surveys will commence 15 minutes before sunset and terminate between 1.5-2 hrs after sunset.

Methodology

- 4.8 The ecologists will undertake a direct external observation of the buildings aiming to identify any bats exiting/re-entering the buildings. The ecologists will be stationed around the buildings to allow the best possible view of the roof and elevations.
- 4.9 Each ecologist will operate a Night Vision Aid (NVA) (a specialised camera that allows for night vision) and an automated bat detector. Information will be compiled on the locations of any bat exit/entry points, any species encountered, and the behaviour of any bats. The ecologists will also collect information on foraging bats that are using the general site, such as bats commuting across the garden.
- 4.10 The surveys will be conducted in accordance with the BCT Good Practice Guidelines (Collins, 2023).

Bat surveys and determination of planning

- 4.11 Para 99 of Government Circular 06/2005 states: *'It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before planning permission is granted'*. Therefore, the further surveys must be conducted prior to the planning determination stage and cannot be conditioned as part of consent.



4.12 To ensure the proposed development is compliant with Section 15 of the National Planning Policy Framework (NPPF) and local planning policy, the inclusion of a biodiversity enhancement, such as a minimum of one built-in bat roosting tube or one integrated bird nesting box, will be specified in the final report version. Examples of bat tubes and nest boxes are shown in Figures 1 and 2 below:

Figure 1: Example of built-in bat roosting tubes

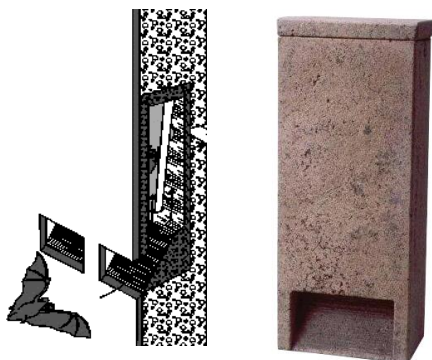


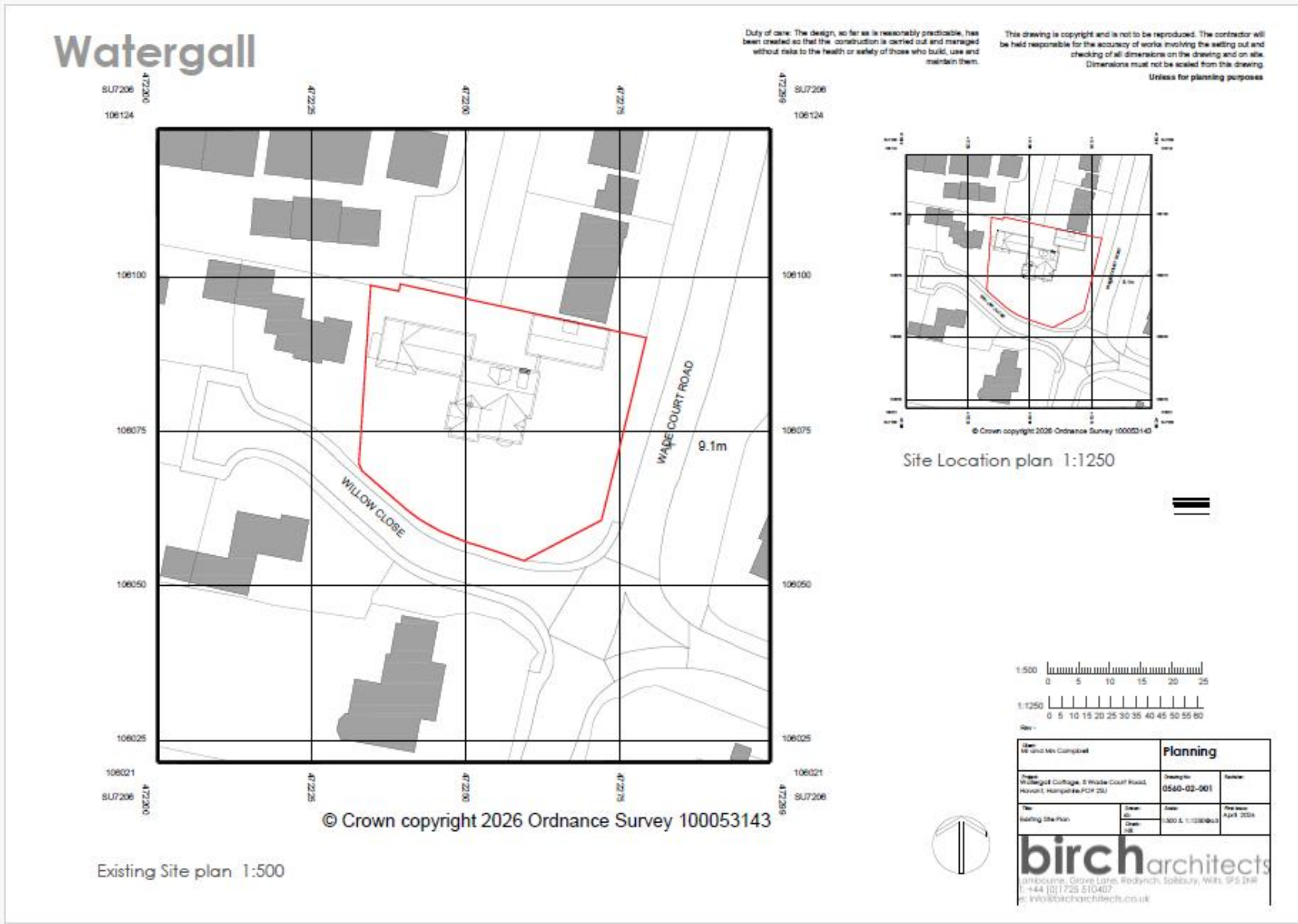
Figure 2: Example of a built-in bird nest box



5. References

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Appendix A: Site location plan and existing elevations



Site Location plan 1:1250

1:500 0 5 10 15 20 25

1:1250 0 5 10 15 20 25 30 35 40 45 50 55 60

Scale

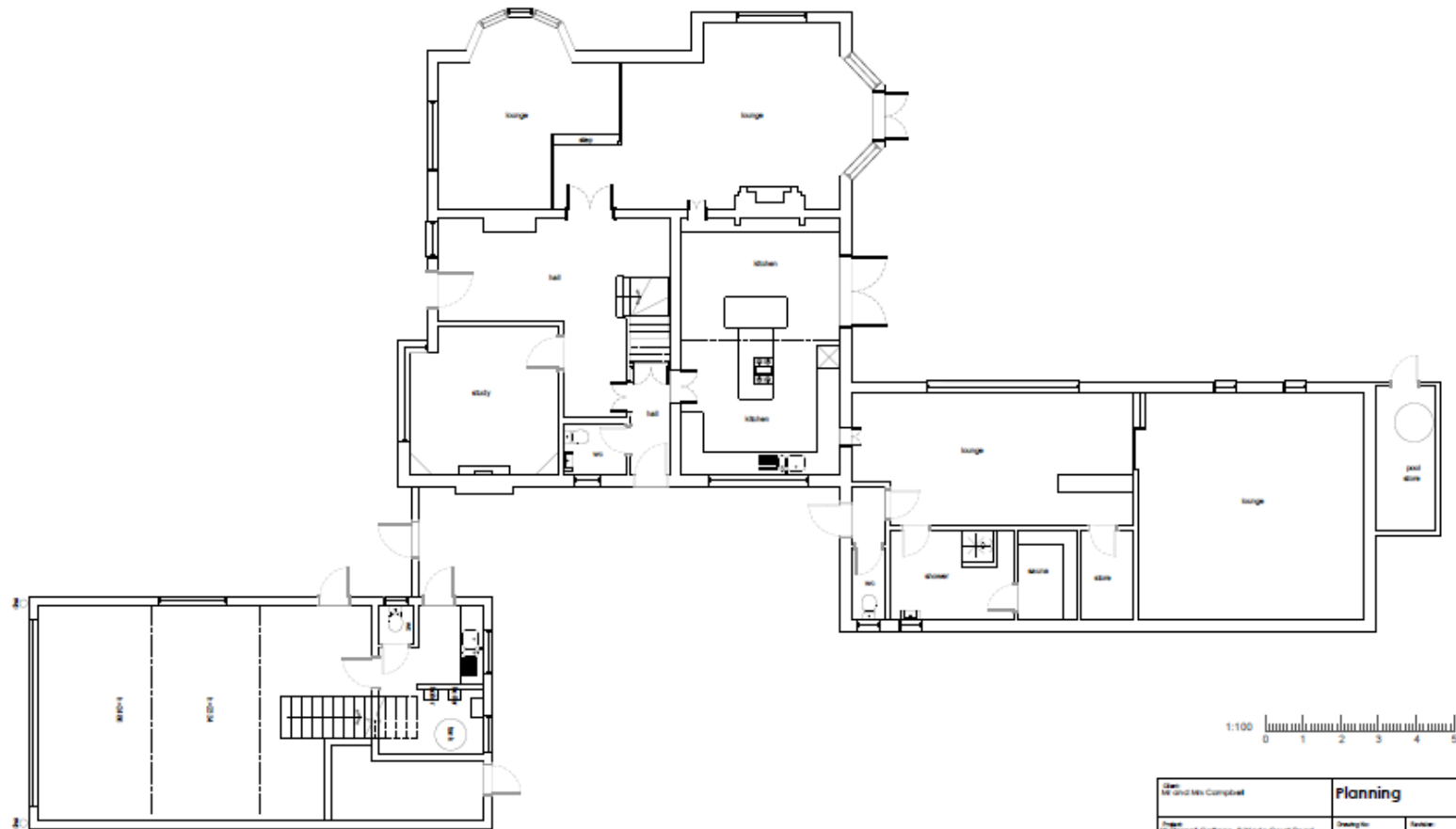
Planning	
Drawn: M and M Campbell	Drawing: 0560-02-001
Project: Watergall Cottage, 5 Wade Court Road, Havant, Hampshire PO9 2SL	Scale: 1:500 & 1:1250
For: Setting Site Plan	Date: April 2024

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Existing Ground Floor Plan 1:100

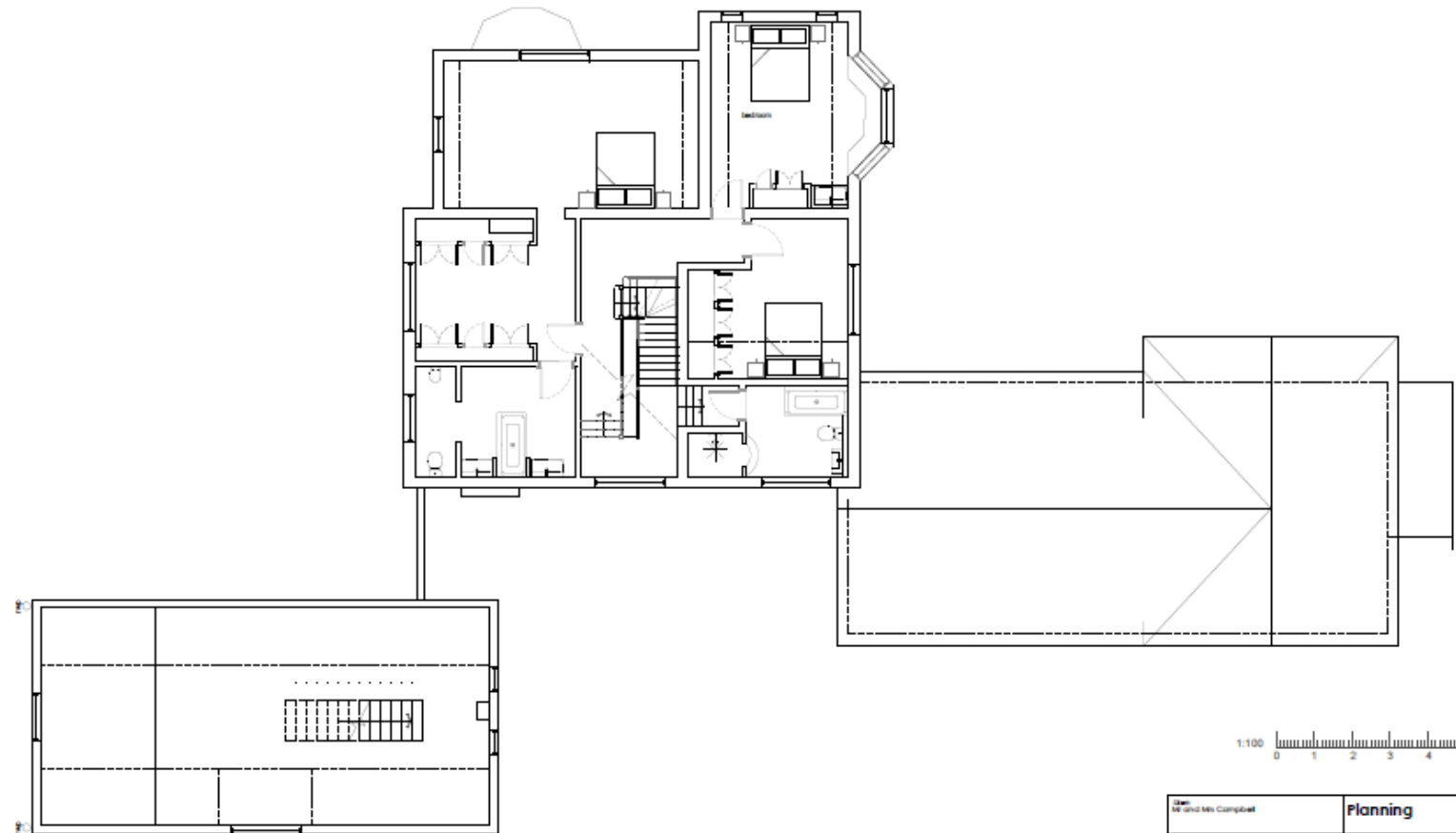
Client: Mr and Mrs Campbell		Planning	
Project: Watergall Cottage, 8 Wade Court Road, Havant, Hampshire PO9 2SU		Drawing No: 0560-02-002	Revision:
The Existing Ground Floor Plan		Date: 11/01/2024	Final Issue: 11/01/2024
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Existing First Floor Plan 1:100

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Project Watergall Cottage, 8 Wade Court Road, Havant, Hampshire PO9 2SU		Drawing No 0540-02-003	Revision
The Existing First Floor Plan	Drawn AS	Date 1:00 4/03	Plot No. N/A
	Check CB		

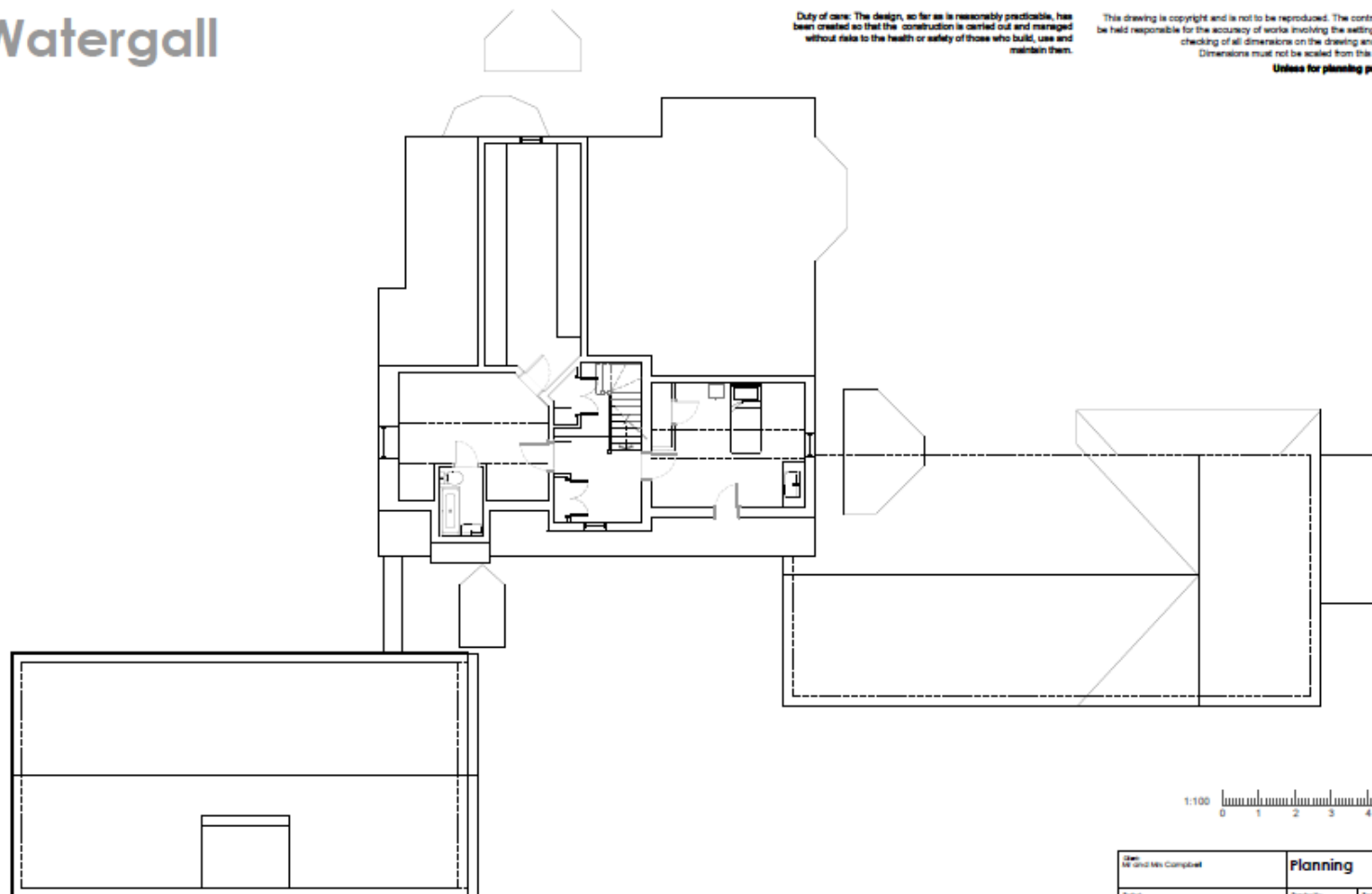


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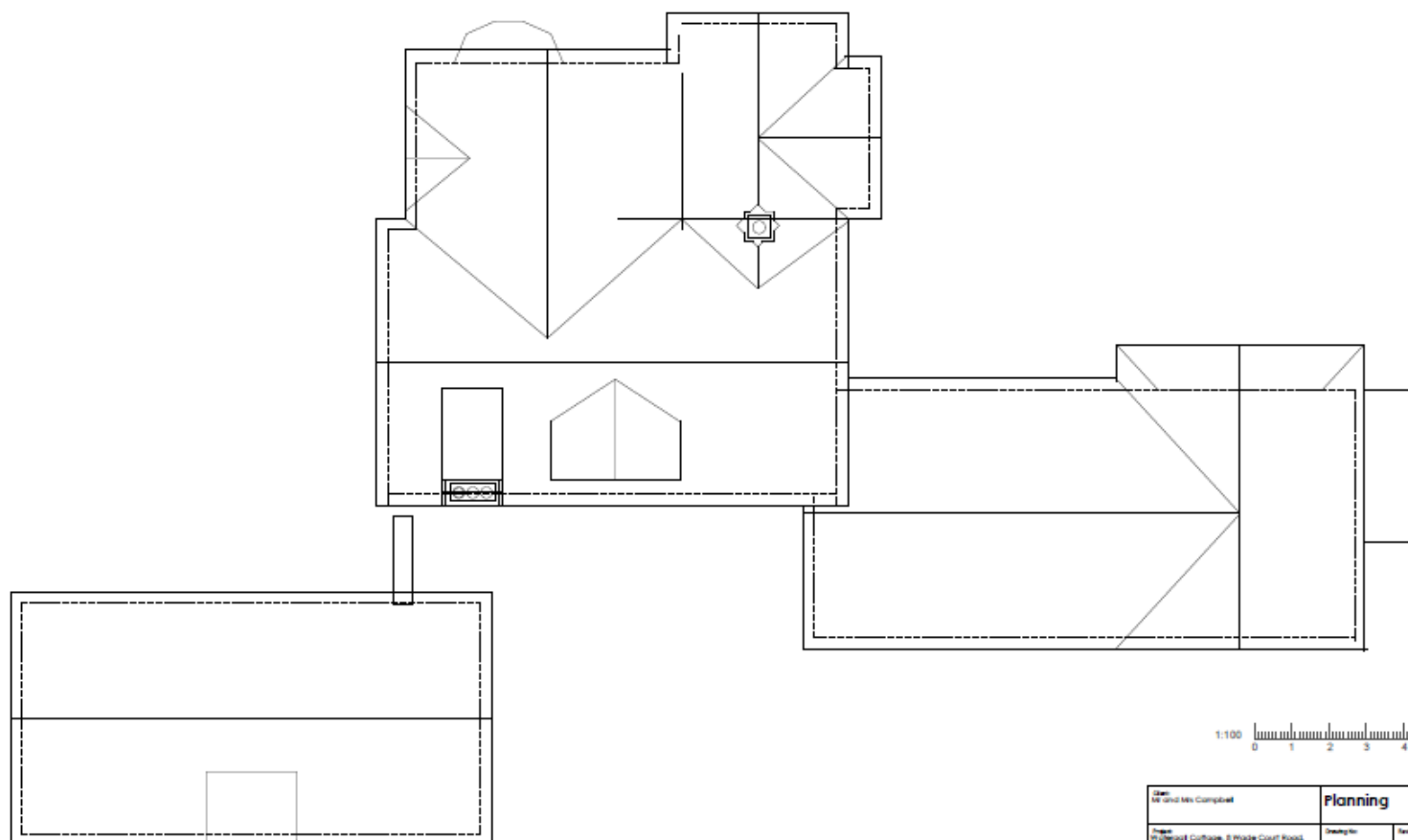
Existing Second Floor Plan 1:100

Drawn: M and S Campbell		Planning	
Project: Watergall Cottage, 8 Wade Court Road, Havant, Hampshire PO9 2SU		Drawing: 0546-02-004	Revision:
Title: Existing Second Floor Plan	Drawn: M Scale: 1:100	Date: 1:100 04/03	File Name: Plan_004
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Existing Roof Plan 1:100

Client: Mr and Mrs Campbell		Planning	
Project: Watergall Cottage, 8 Winkle Court Road, Horsell, Hampshire PO9 2SU		Drawing No: 0540-02-005	Section:
Title: Existing Roof Plan	Drawn by: JCB	Date: 11/01/2024	Revised: April, 2024
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Existing Front Elevation 02 1:100

1:100
0 1 2 3 4 5



Drawn M and M Campbell		Planning	
Project Watergall Cottage, 8 Wade Court Road, Wotton, Wokingham, RG2 2DQ		Drawing No 0540-02-006	Revision
Title Existing Front Elevation		Drawn M	Scale 1:100 @ A3
		Check M	Reviewed April 2024
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Existing side Elevation 03 1:100

1:100 0 1 2 3 4 5



Key plan NTS

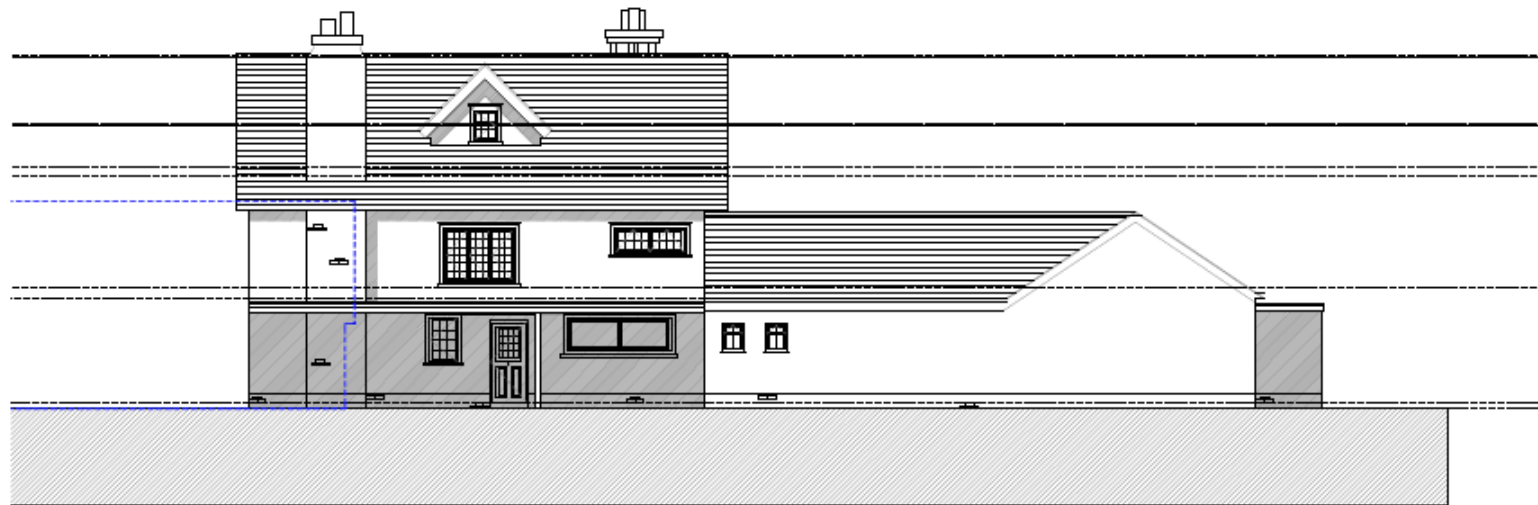
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Project: Watergall Cottage, 8 Wade Court Road, Rowant, Harpenden, Herts AL5 2SU		Drawing No: 0560-02-007	Revision:
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Existing side Elevation 01 1:100

1:100
0 1 2 3 4 5

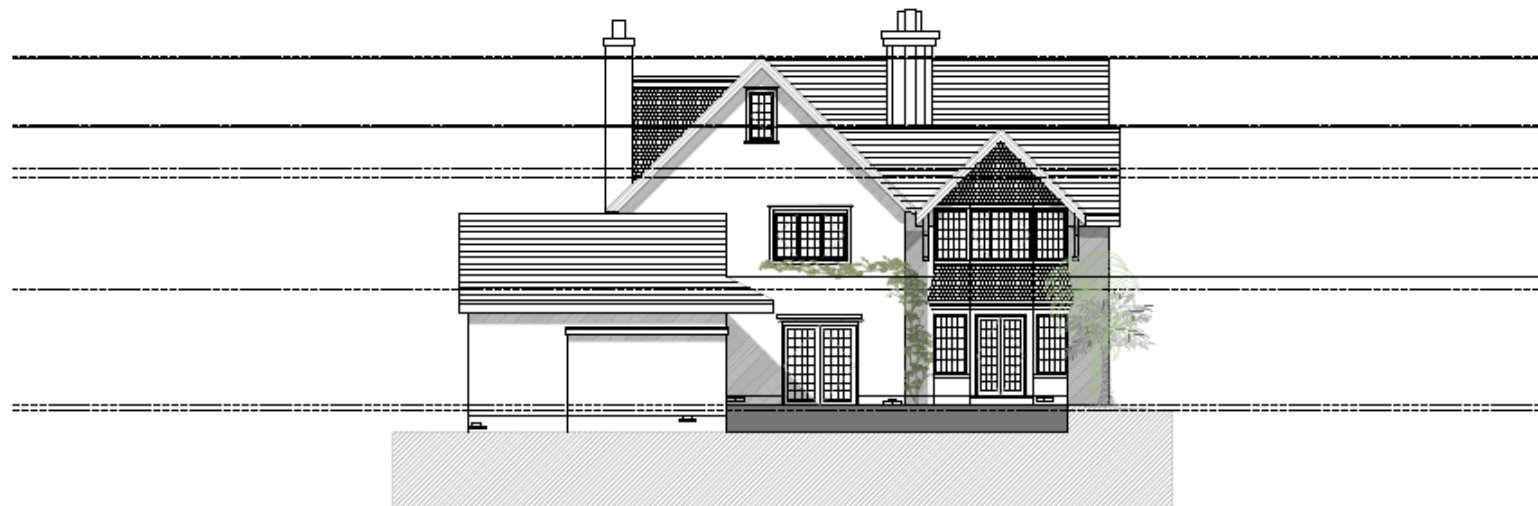


Client: Mr and Mrs Campbell		Planning	
Project: Watergall Cottage, 8 Wade Court Road, Newport, Hampshire PO1 2SU		Drawing No: 0560-02-008	Revision:
The existing side elevation	Drawn: AC	Date: 1:100 04/03	Reviewed: April 2024
	Drawn: MB		
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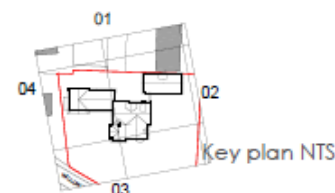
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Existing rear Elevation 04 1:100



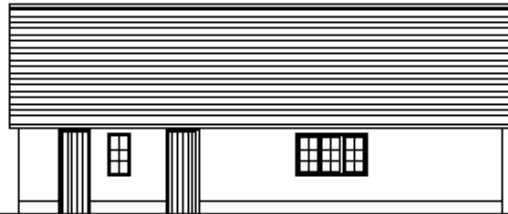
1:100
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Project Watergall Cottage, 8 Wade Court Road, Wotton, Mansfield NG21 2SL		Drawing No 0560-02-009	Revision
Title Existing rear Elevation		Scale 1:100 @ A2	Plot Date April 2024
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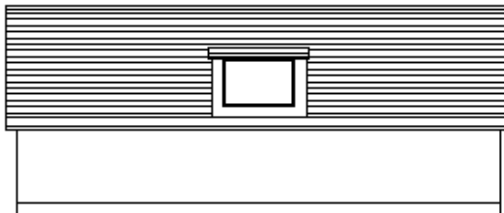
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Existing side Elevation 03 1:100



Existing Front Elevation 02 1:100



Existing side Elevation 01 1:100

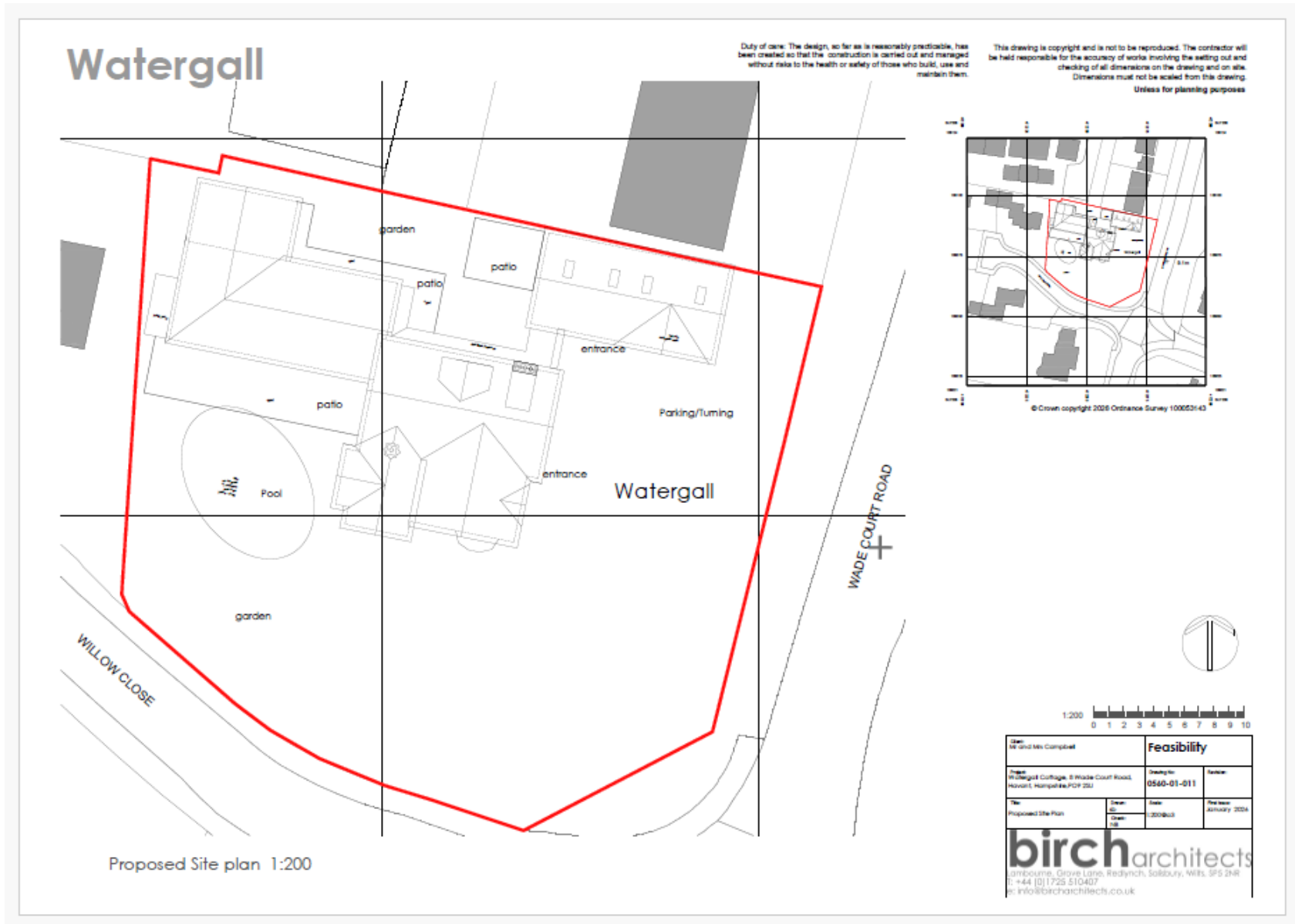


Existing rear Elevation 04 1:100



Client: Mr and Mrs Campbell		Feasibility	
Project: Watergall Cottage, 8 Wade Court Road, Havant, Hampshire, PO9 2SR		Drawing No: 0560-01-010	Section:
Title: Existing garage elevations		Drawn: JCB	Date: 11/03/20
		Scale: 1:100 @ A3	Printed: Feb. 2020
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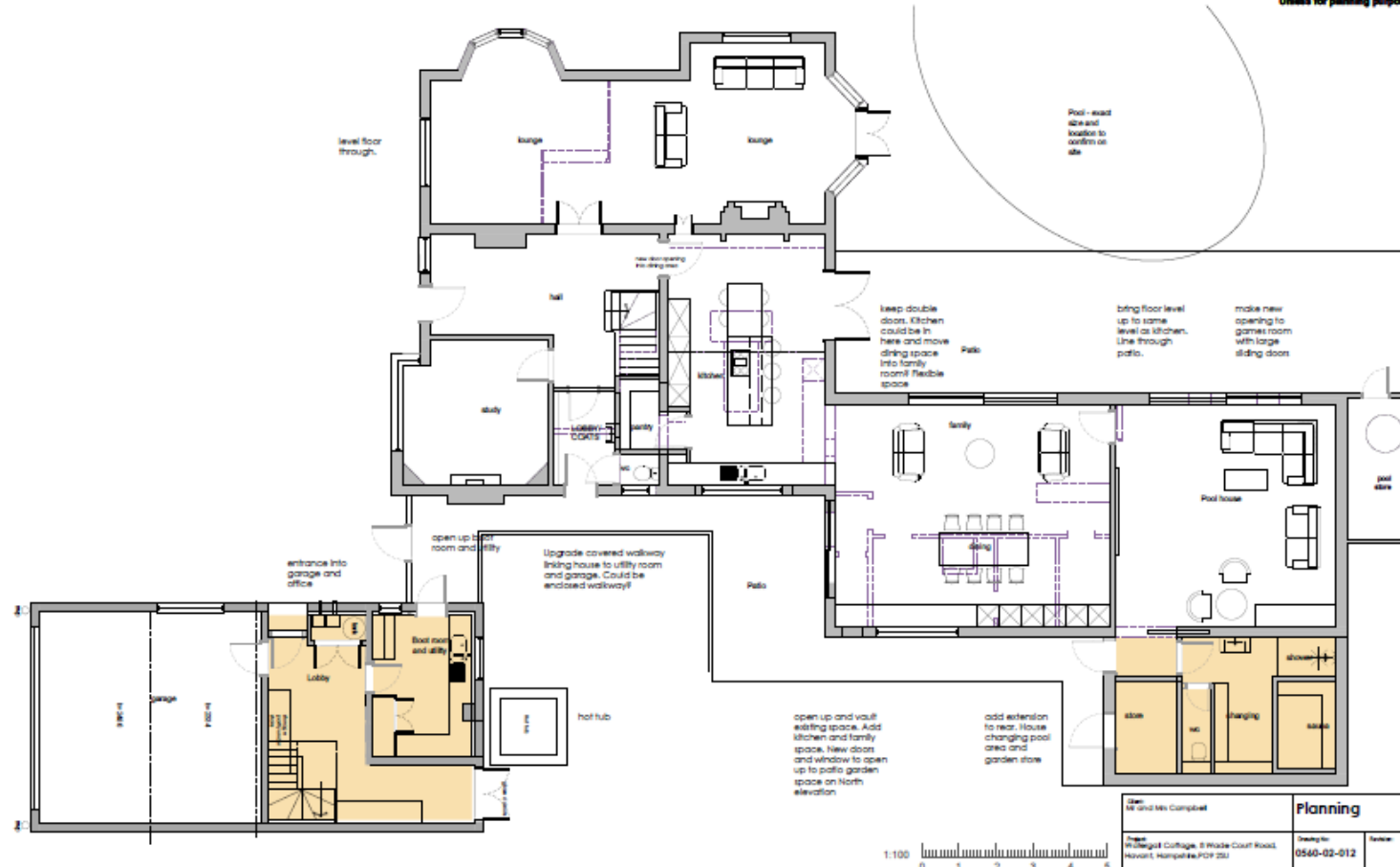
Appendix B: Proposed plans



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Proposed Ground Floor Plan 1:100

Name: ME and Mrs Campbell		Planning	
Project: Proposed Cottages, 8 Wade Court Road, Havant, Hampshire, PO9 2SU		Drawing Ref: 0560-02-012	Section:
Title: Proposed Ground Floor Plan	Drawn by: GMB	Scale: 1:100 (wall)	Print Date: March 2024



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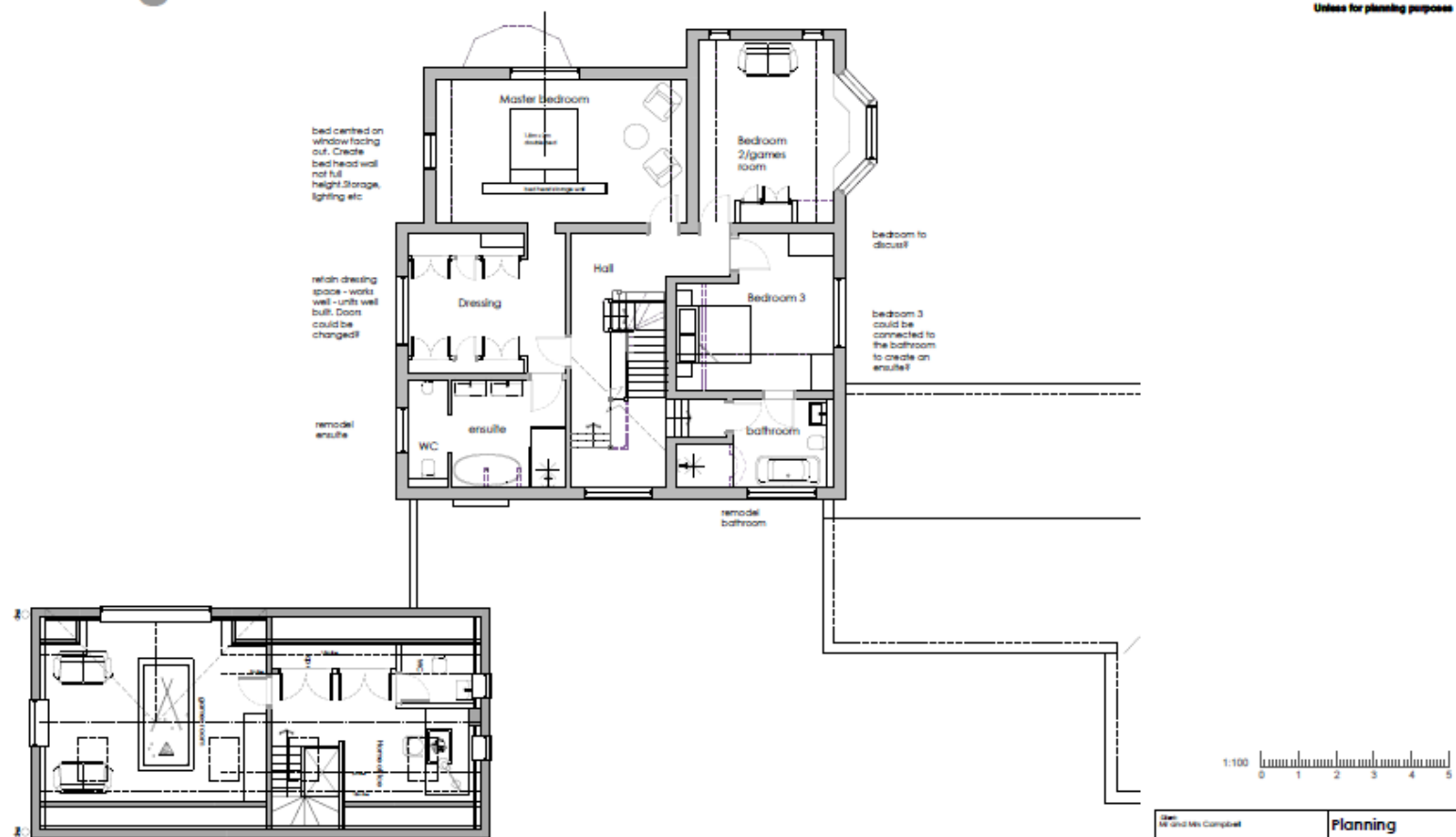


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Proposed First Floor Plan 1:100

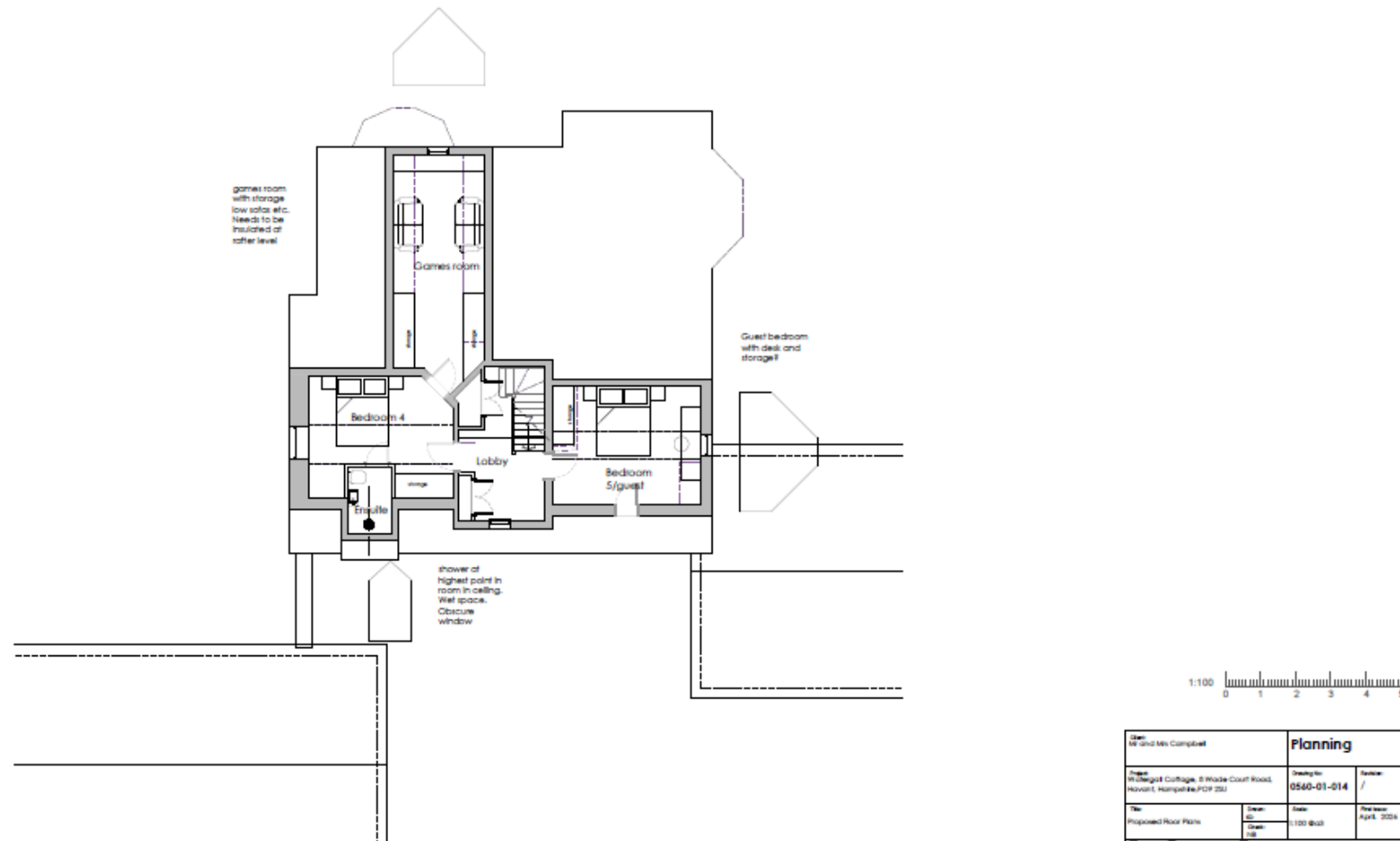


Client: Mr and Mrs Campbell		Planning	
Project: Watergall Cottage, 8 White Court Road, Roxant, Hampshire PO9 2SU		Drawing: 0540-02-013	Revision: /
Title: Proposed Floor Plans	Drawn: GB	Date: 11/03/2024	Released: PAB 2024
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Proposed Second Floor Plan 1:100



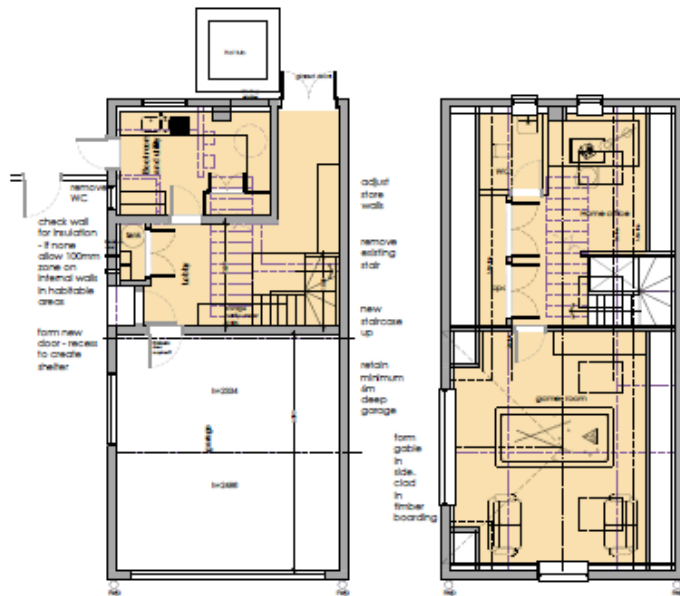
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Client Mr and Mrs Campbell		Planning	
Project Watergall Cottage, 3 Wade Court Road, Redlynch, Wiltshire, Wilt SP5 2HR		Drawing No 0540-01-014	Revision /
The Proposed Floor Plans	Drawn JCB	Date 11/03/2023	Final Issue April 2023
	Check JCB		

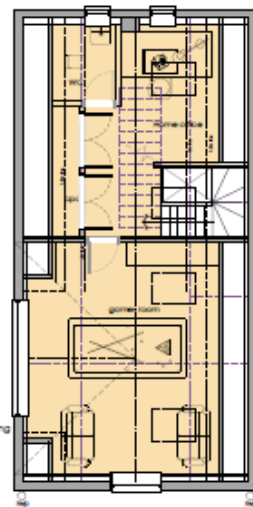
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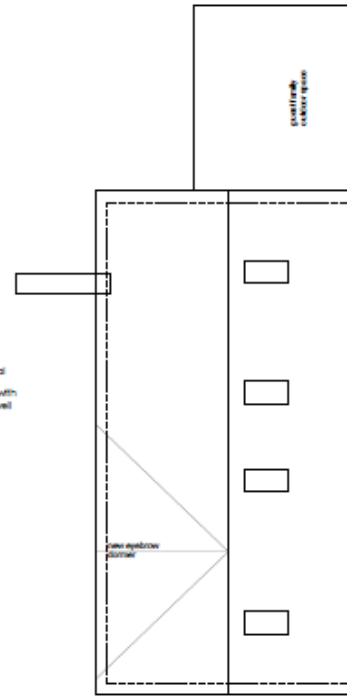
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Proposed garage
ground floor Plan 1:100



Proposed garage First
Floor Plan 1:100



Proposed garage roof
Plan 1:100

1:100 0 1 2 3 4 5

Client: Mr and Mrs Campbell		Planning	
Project: Watergall Cottage, 8 Wade Court Road, Havant, Hampshire PO9 2SU		Drawing No: 0540-02-015	Revision: 1
The: Proposed garage plans	Drawn: JL	Date: 1:100 04/23	Reviewed: April 2024
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01 Proposed front elevation 1:100

- Material Key:**
1. Roof - slate tile to match existing - clay tile to garage
 2. Windows - grey aluminium
 3. Walls - vertical timber style cladding
 4. Walls - brick to rear extension plinth
 5. Fascias and soffits - grey
 6. Door - aluminium
 7. Sliding doors/window - Grey Aluminium
 8. Roof lights - velux



Key Plan NTS

1:100 0 1 2 3 4 5

Drawn M and M Compbell		Planning	
Project Watergall Cottage, 8 Wade Court Road, Newton, Hampshire PO1 2SL		Drawing No. 0560-02-016	Revision
The Proposed elevation	Drawn M	Date 11/02/2023	Plot Issue APRIL 2024
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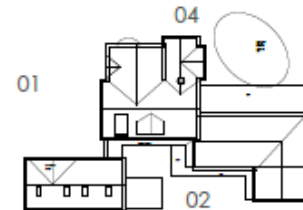
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02 Proposed side elevation 1:100

Material Key:

1. Roof - slate tile to match existing - clay tile to garage
2. Windows - grey aluminium
3. Walls - vertical timber style cladding
4. Walls - brick to rear extension plinth
5. Fascias and soffits - grey
6. Door - aluminium
7. Sliding doors/window - Grey Aluminium
8. Roof lights - velux



Key Plan NTS

Client Mr and Mrs Campbell	Planning		
Project Whitelash Cottage, 8 Wade Court Road, Norwott, Walsingham NG21 2BJ	Trading No 0540-02-017	Revision	
Title Proposed extension	Drawn JH	Date 11/02/2023	Plot Issue April 2023

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Watergall

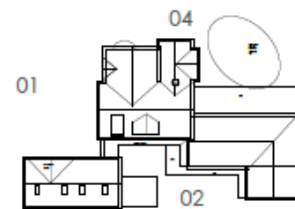
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03 Proposed rear elevation 1:100

- Material Key:**
1. Roof - slate tile to match existing - clay tile to garage
 2. Windows - grey aluminium
 3. Walls - vertical timber style cladding
 4. Walls - brick to rear extension plinth
 5. Fascias and soffits - grey
 6. Door - aluminium
 7. Sliding doors/window - Grey Aluminium
 8. Roof lights - velux



Key Plan NTS

1:100 0 1 2 3 4 5

Planning	
Client: Mr and Mrs Campbell	Drawing No: 0540-02-018
Project: Watergall Cottage, 8 Wode Court Road, Havant, Hampshire PO9 2SU	Revision:
File: Proposed elevation	Date: 11/01/2024
Drawn: JCB	Rev Date: APRIL 2024
birch architects Lambourne, Grove Lane, Redlynch, Salisbury, Wilt, SP5 2NR T: +44 (0)1725 510407 E: info@bircharchitects.co.uk	

Watergall

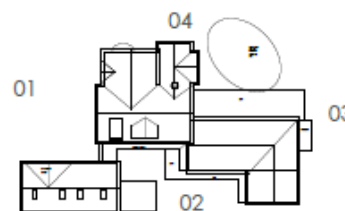
Duty of care: The design, so far as is reasonably practicable, has been created so that the construction is carried out and managed without risk to the health or safety of those who build, use and maintain them.

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04 Proposed side elevation (pool side) 1:100

- Material Key:**
1. Roof - slate tile to match existing - clay tile to garage
 2. Windows - grey aluminium
 3. Walls - vertical timber style cladding
 4. Walls - brick to rear extension plinth
 5. Fascias and soffits - grey
 6. Door - aluminium
 7. Sliding doors/window - Grey Aluminium
 8. Roof lights - velux



Key Plan NTS

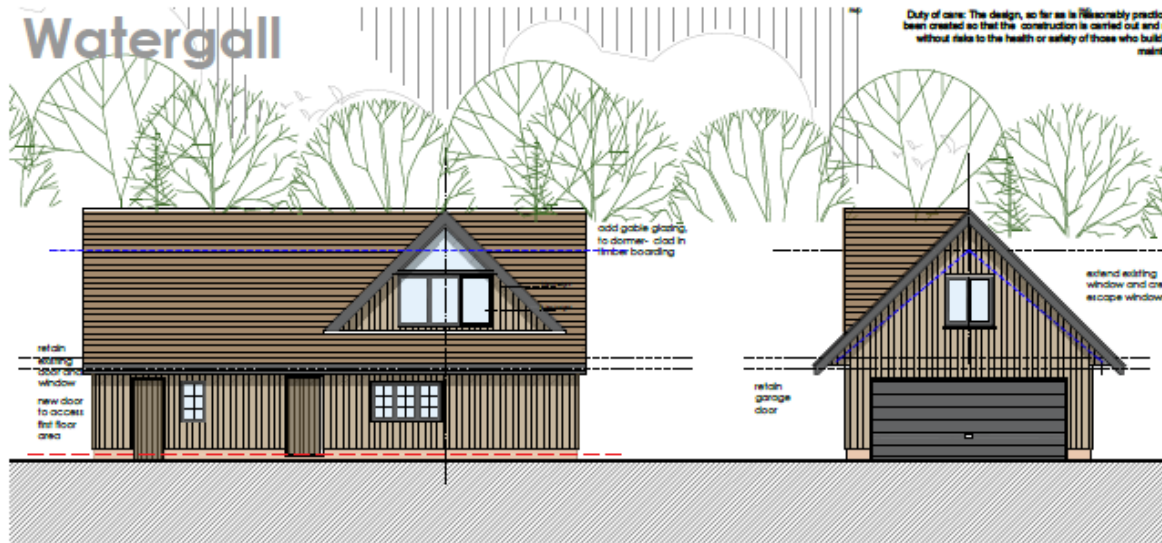
1:100 0 1 2 3 4 5

Client: Mr and Mrs Campbell		Planning	
Project: Watergall Cottage, 8 Wade Court Road, Havant, Hampshire PO9 2BJ		Drawing No: 0560-02-019	Revision:
The Proposed elevation	Drawn: JH	Date: 11/02/2024	Final Date: April 2024
	Checked: JH		
birch architects Lambourne, Grove Lane, Redymch, Salisbury, Wilt, SP5 2HR T: +44 (0)1725 510407 E: info@bircharchitects.co.uk			

Watergall

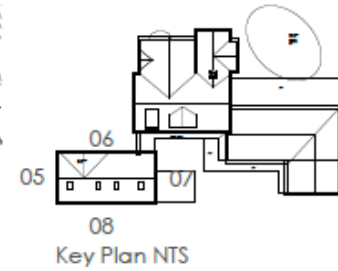
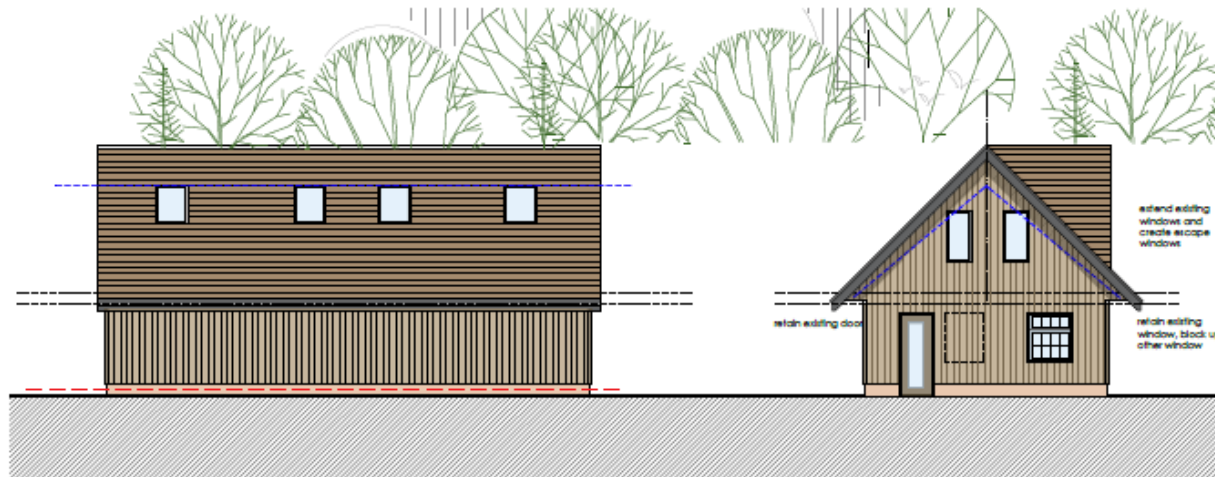
Duty of care: The design, so far as is reasonably practicable, has been created so that the construction is carried out and managed without risk to the health or safety of those who build, use and maintain them.

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06 Proposed side elevation 1:100

05 Proposed front elevation 1:100



08 Proposed side elevation 1:100

07 Proposed rear elevation 1:100

- Material Key:**
1. Roof - slate tile to match existing - clay tile to garage
 2. Windows - grey aluminium
 3. Walls - vertical timber style cladding
 4. Walls - brick to rear extension plinth
 5. Fascias and soffits - grey
 6. Door - aluminium
 7. Sliding doors/window - Grey Aluminium
 8. Roof lights - velux

1:100 0 1 2 3 4 5

Drawn: M and M Campbell		Planning	
Project: Watergall Cottage, 8 Wade Court Road, Havant, Hampshire, PO9 2SU		Drawing No: 0540-02-020	Revision:
Title: Proposed garage elevations		Scale: 1:100 (all)	Plot Issue: April 2024
birch architects			
10 Ambrose, Grove Lane, Redlynch, Salisbury, Wilt, SP5 2HR T: +44 (0)1725 510407 E: info@bircharchitects.co.uk			

Appendix C: Relevant legislation and planning policy

Legislation and UK BAP priority species

Legislation – bats

In England, all bats are legally protected under Schedule 5 of the Wildlife and Countryside Act (WCA) (1981) (as amended). Additionally, all bats are fully protected under Annex IV of the EC Habitats and Species Directive (1992), which is transposed into UK law under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

The legislation protects bats from many acts, including to:

1. Deliberately take, injure or kill a wild bat.
2. Intentionally or recklessly disturb a bat in its roost or deliberately disturbing a group of bats.
3. Destroy or damage a place used by bats for breeding or roosts (even if bats are not occupying them at the time).
4. Intentionally or recklessly obstruct access to a bat roost.
5. Possess or advertise/sell/exchange a bat species found in the wild in the EU (dead or alive) or any part of a bat.

Several species of bat are afforded additional protection under Annex II of the EC Habitats and Species Directive (1992) due to their rarity. These species include lesser horseshoe (*Rhinolophus hipposideros*), greater horseshoe (*Rhinolophus ferrumequinum*), Bechstein's bat (*Myotis bechsteinii*) and barbastelle bat (*Barbastella barbastellus*).

Legislation – birds

In England and Wales, all wild birds, their young, nests and eggs are legally protected under Section 1 of the WCA (1981) (as amended). This legislation protects birds from the following acts:

1. To kill, injure or take any wild bird.
2. To take, damage or destroy the nest of a wild bird.
3. To take, damage or destroy the nest of any wild bird while that nest is in use or being built.
4. Takes or destroys an egg of any wild bird.

Some wild bird species, such as barn owls (*Tyto alba*) are afforded additional protection under Schedule 1 of the WCA (1981) (as amended). This legislation makes the following illegal for Schedule 1 species:

1. Disturbance of any wild bird included in Schedule 1 while it is building a nest or is in, on or near a nest containing eggs or young; or
2. Disturbs dependent young of such a bird.

UK BAP priority bat and bird species

Several species are listed under the UK Biodiversity Action Plan (UK BAP) (JNCC, 2016) as priority species due to their vulnerability or rarity as listed under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006), and Section 40 places a duty on all public authorities to conserve biodiversity.

Bats include barbastelle, Bechstein's bat, brown long-eared bat (*Plecotus auritus*), both species of horseshoe bat (*Rhinolophus spp.*), soprano pipistrelle (*Pipistrellus pygmaeus*) and noctule (*Nyctalus noctula*).

Birds that commonly nesting in buildings include house sparrow (*Passer domesticus*) and common starling (*Sturnus vulgaris* subsp. *vulgaris*).

National and local planning policy

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) (Department for Levelling Up, Housing and Communities, 2024) sets out the Government's planning policies for England and how these should be applied. In the context of this report, Section 15 of NPPF is relevant and applicable, Section 15 states:

'Planning policies and decisions should contribute to and enhance the natural environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.'

New developments and projects are supported where plans promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue measurable net gains for biodiversity.

To ensure this application is compliant with Section 15 of NPPF, enhancements for biodiversity, such as the inclusion of bat roosting and/or bird nesting boxes, are required as part of the development.

The Havant Borough Core Strategy

The Havant Borough Core Strategy (Havant Borough Council, 2011) was adopted in March 2011 and the following policy is of relevance:

Policy CS11 - Protecting and Enhancing the Special Environment and Heritage of Havant Borough

Planning permission will be granted for development that:

- 1. Ensures the key landscape and built form principles set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced by partnership working with developers, groups and the wider community.*
- 2. Protects and where possible enhances the borough's statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest. Protection and enhancement will be achieved by appropriate adaptation and mitigation measures including wardening, education and information and the creation of new habitats, water bodies/courses planting of new trees and woodland.*
- 3. Has particular regard to the following hierarchy of nature conservation designations within the borough (as identified on the Proposals Map):*
 - i. Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar [International].*
 - ii. Sites of Special Scientific Interest (SSSI) and National Nature Reserves [National].*
 - iii. Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland not identified in (ii) above [Local].*
- 4. Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.*
- 5. Supports an ongoing programme of survey of habitats and species and designation of Sites of Importance for Nature Conservation.*
- 6. Incorporates partnership working with conservation organisations to improve public understanding of biodiversity and to manage public access to designated sites, particularly on the coast, to reduce harm to nature conservation interests.*
- 7. Incorporates partnership working with landowners and developers to ensure land management practices restore, enhance and where appropriate create new valued landscapes, habitats and their soil structure, particularly the ancient woodland remnants of the Forest of Bere and coastal salt marsh.*
- 8. Protects wildlife habitats and wildlife corridors to prevent the fragmentation of existing habitats and to allow species, for example Brent Geese, to respond to the impacts of climate change by making provision for habitat adaptation e.g. coastal managed realignment and species migration.*
- 9. Maintains undeveloped gaps between the settlements of Emsworth/Havant; Havant/Waterlooville; Havant/Portsmouth; Emsworth/Westbourne and Leigh Park/Rowlands Castle as shown on the Proposals Map.*
- 10. Protects the best and most versatile agricultural land that has the greatest potential for local food security.*

11. Responds to the emerging evidence from the Solent Disturbance and Mitigation Project, the published recommendations, and future related research.

It is the applicant's/landowner's responsibility to ensure that the proposed development proceeds in full compliance with this report and/or any update version report thereafter, that works are undertaken lawfully, in compliance with national and local policy, and in accordance with all conditions of the obtained planning consent(s).

Appendix D: Photographs



Photo 1: West facing side of main house



Photo 4: East facing gable end of garage



Photo 2: West facing gable end of garage



Photo 5: South facing gable end of main house



Photo 3: South facing pitched roof with clay tiles



Photo 6: North facing side of house with dormer window



Photo 7: North facing roof of main house and dormer window



Photo 8: North facing outhouse roof



Photo 9: Vegetation at north end of outhouse.



Photo 10: Clay hanging tiles on main house



Photo 11: South facing outhouse roof with solar panels



Photo 12: South facing outhouse roof

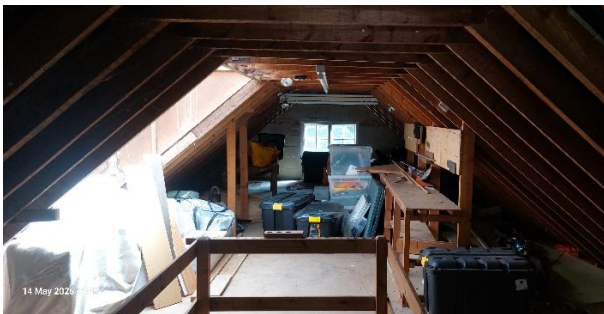


Photo 14: Garage loft void facing west

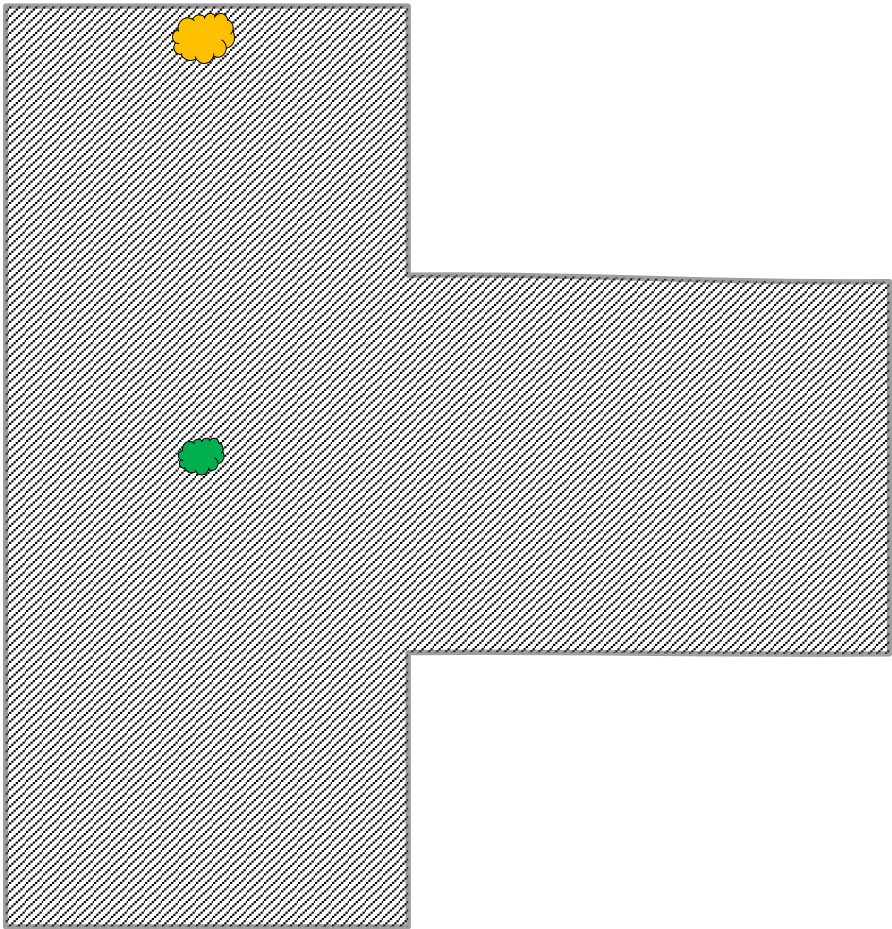


Photo 15: Outhouse loft void



Photo 16: Bat droppings found on northeast side

Appendix E: Bat evidence map



LEGEND:	
Key:	Description:
	Loft void
	50 brown long-eared (BLE) bat droppings
	1 Additional dropping found on loft void floor.

