

BAT ACTIVITY SURVEY REPORT

19th 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.

Update survey data will likely be required to inform a bat European Protected Species (EPS)/ Bat Mitigation Class Licence (BMCL) 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 suite of two bat activity (dusk) surveys 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 and nesting birds survey was undertaken on the 14th May 2026 which identified that the outbuilding ('B2') supports a bat roost due to the presence of droppings belonging to brown long-eared bat, within the loft space. The house ('B1') and the garage were assessed as holding 'low' potential to support roosting bats. The results of the PRA can be found within the report titled 'PRA & Nesting Birds report – Watergall cottage, Havant'.
- ◆ The house ('B1') will not be impacted by the proposed works; therefore, further surveys were not required on this building. If the proposed plans change, further surveys will be required.
- ◆ One bat activity survey was conducted on the garage ('B3') on 2nd July 2026. Two bat activity surveys were conducted on the outbuilding ('B2') the 2nd July and 23rd July 2026.
- ◆ No bats were recorded emerging from the buildings ('B2') or ('B3') during any one survey. The outbuilding ('B2') is considered to support an assumed day roost for low numbers of brown long-eared bats within the loft space based on dropping evidence and no bats emerging.
- ◆ **The works will result in the loss of the identified roosts; a bat European Protected Species (EPS) licence from Natural England will be required following planning approval and prior to any works commencing to ensure works are lawful.** It is the responsibility of the applicant to arrange for application of the bat licence.
- ◆ The general site also supports commuting and foraging bats, and there is potential for artificial lighting to impede bats using the general property.
- ◆ A bat mitigation plan is provided in Section 4 including a works method statement, supervision by a class 2 licensed bat ecologist, lighting control measures, and temporary and permanent replacement bat roosts.

- ◆ The applicant must note that the survey data has a limited lifespan, and the bat licence must be informed by up-to-date surveys. Therefore, update survey(s) will likely be required following planning to inform the bat licence. An update PRA must be conducted within 3 months of the licence application and activity survey data must be obtained from the then 'current' bat survey season (May – August).
- ◆ Two 'built in bee bricks' will be provided as an enhancement to ensure the application is compliant with planning policy. This is detailed in Section 4.

1. INTRODUCTION

- 1.1 ABR Ecology Ltd were commissioned by Birch Architects on behalf of Mr and Mrs Campbell to undertake suite of bat activity (dusk) surveys 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 and nesting birds survey was undertaken on the 14th May 2026 (see accompanying report – PRA & nesting birds report - Watergall Cottage, Havant). The bat activity (dusk) surveys were conducted on 2nd and 23rd July 2026.
- 1.3 Existing elevations are provided in Appendix A and proposed elevations are provided in Appendix B.

Aims and scope of the surveys and report

- 1.4 The results of the PRA, activity (dusk) surveys 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.
- 1.5 The survey(s) and report aim to establish whether the proposed works will likely impact roosting bats following the roost characterisation surveys; the report also aims to identify if there is a requirement for a bat European Protected Species (EPS) licence from Natural England to allow the works to proceed lawfully following planning approval.
- 1.6 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) on-site.

Relevant planning policy and legislation

- 1.7 Full details of relevant planning policy and legislation are provided within the accompanying PRA report (where ABR Ecology provided this); 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)

1.8 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

Bat activity (dusk) surveys

- 2.1 The dusk surveys were conducted in accordance with the BCT Good Practice Guidelines (4th Ed) (Collins, 2023) and the Interim Guidance Note: Use of Night Vision Aids for bat emergence surveys and further comment on dawn surveys (BCT, 2022).
- 2.2 The surveys involved a direct observation of the external buildings to identify any bats emerging from their roosts. The ecologists used automated bat detectors and a Night Vision Aid (NVA) to identify any later emerging species and to identify bats where vision was limited (for example, roofs under the cover of tree canopies).
- 2.3 Where present, information was compiled on the species, numbers, access points, roosting locations and flight paths. Information was also obtained on general activity on site such as foraging and commuting bats crossing the property.
- 2.4 The dusk surveys commenced 15 minutes before sunset and finished between 1.5-2hrs after sunset. The survey was conducted when the temperature was $\geq 10^{\circ}\text{C}$ with no strong winds or precipitation.
- 2.5 Following the dusk surveys, the footage from the NVAs was reviewed by an analyst using a motion detection software. Bat calls were analysed using Kaleidoscope Pro Analysis Software.

Personnel competencies

- 2.6 The dusk surveys were conducted by competent surveyors; each ecologist/surveyor was assessed against the Chartered Institute of Ecology and Environmental Management (CIEEM's) and BCT competency frameworks, as shown in Table 1 below:

Table 1: CIEEM and BCT competency frameworks and level of experience/skills

BCT level	Equivalent CIEEM competency levels	Description
1	Basic	Some knowledge, experience and skills but always works under supervision.
2	Capable	Has knowledge, experience and skills to carry out surveys independently (except for swarming and ALBST), lead and design simple surveys and mitigation and deal with simple planning/mitigation licensing. Assumes a survey licence from the relevant licensing authority for the relevant activities.

3	Accomplished	Has knowledge, experience and skills to carry out and lead complex surveys, design surveys and mitigation and deal with planning/mitigation licensing.
4	Authoritative	Has knowledge, experience and skills to lead the most complex projects such as those involving EIA or HRA.
5	Specialist	Has knowledge, experience and skills in specialist bat survey techniques. Assumes Levels 3 and/or 4 NE licence – mist netting, acoustic lure, harp trapping or equivalent.

2.7 Ecologist/surveyor competencies are provided in Table 2 below:

Table 2: Personnel competencies

Ecologist/surveyor	Bat licence	Ecologist level	Number of years undertaking bat activity surveys	CIEEM competency
Russell Hoyle ACIEEM	Class 2	Principle	12	Authoritative
Emily Parsons	-	Assistant ecologist	4	Capable
Jonathan Cornish	-	Assistant ecologist	2	Capable
Abi Parsons	-	Seasonal surveyor	2	Basic
Bex Hayward	-	Seasonal surveyor	1	Basic
Dan Johanesen	-	Seasonal surveyor	1	Basic

Bat impact assessment

2.8 Following the CIEEM Bat Mitigation Guidelines (Reason, P.F. and Wray, S, 2023), the roost(s) on-site were classified in accordance with the following roost types:

- Day roost
- Night roost
- Maternity roost
- Satellite roost
- Hibernation roost
- Feeding perch and
- Transitional roost

2.9 Roosts were assigned an ecological value in accordance with the Guidelines for Ecological Impact Assessment (EcIA) (CIEEM, 2024). This value ranges from site-level importance, typically associated with day roosts of common species, to national importance, which may apply to hibernation roosts used by Annex II species.

- 2.10 The importance of each roost was assessed with reference to the roost type, the number of bats supported, the species present and their relative rarity within the relevant geographical context. Maternity and hibernation roosts are generally considered to be of higher ecological value than day, night or transitional roosts, as they typically support more significant life stages and may contribute more substantially to the conservation status of the species.
- 2.11 Following identification and classification of the roosts present on-site, the Minimum Expectations for Bat Mitigation, Compensation, Monitoring and Management (Natural England, 2023) were used to inform an appropriate mitigation, compensation and enhancement strategy.

Nesting birds

- 2.12 During the survey(s), evidence of potential nesting activity was noted; evidence can include the physical presence of chicks and/or adult birds, often returning and leaving a nesting site, nesting material, eggs and/or egg casings, feathers, white splashing (droppings), and pellets (for barn owls).

Survey limitations

Bat activity (dusk) surveys

- 2.13 Some bat species, particularly long-eared (*Plecotus sp.*) and *Myotis* spp. bats, emerge later in the evening when light levels are low, making it difficult to identify bats which have emerged from the building. To overcome this constraint, the survey was supplemented by Night Vision Aids (NVAs) which can identify bats emerging from their roost(s) during darkness.
- 2.14 Environmental conditions can affect bat activity, including temperature, humidity, wind speed and precipitation. The effect of weather conditions on active bats is likely to be different for different species in different situations (e.g. open versus sheltered habitats), for example, pipistrelle (*Pipistrellus sp.*) bats are more resilient to changes in ambient temperature.
- 2.15 In the event that no bats were recorded emerging/returning to the building, the roost types were determined using best professional judgement and available survey evidence. For example, feeding roosts are unlikely where there is a lack of feeding evidence, a maternity roost is less likely in the absence of extensive dropping evidence, and hibernation roosts are considered less likely in warmer building

temperatures/humidity and in certain building constructions (such as single-skin structures).

- 2.16 Bats of the *Myotis* genus possess very similar calls, and it can be difficult to distinguish different species. The identification of myotis bats relies on the analyst's interpretation.

Reporting and survey data lifespan

- 2.17 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.
- 2.18 **Survey data has a limited lifespan for the bat licence application. The bat licence application must be informed by an update PRA within 3 months of the licence application date, and activity survey data must be obtained from the then 'current' bat survey season (May to August) in which the licence is applied for. For example; activity surveys are conducted and planning is approved in August, and the bat licence is applied for in July the following year, a minimum of one update dusk survey would be required in the months of May-June in the same year prior to the bat licence application in July.**

3. RESULTS

Bat activity (dusk) surveys

- 3.1 A summary of the survey results is provided in Table 4 below (full results are provided in Appendix C and the locations of bat roosts/bat exit/entry points with surveyor locations is provided in Appendix D):

Table 4: Summary of results from the dusk surveys

Date of survey	Bats recorded emerging from/re-entering the building	Bats generally recorded commuting and foraging across the site
02/07/2026	<ul style="list-style-type: none">No bats were recorded emerging from or entered the buildings.	<ul style="list-style-type: none">The following species were recorded generally commuting and foraging across the site during the survey:<ul style="list-style-type: none">Common pipistrelle (<i>Pipistrellus pipistrellus</i>)Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>)
23/07/2026	<ul style="list-style-type: none">No bats were recorded emerging from or entered the building.	<ul style="list-style-type: none">Common pipistrelleSoprano pipistrelleNoctule (<i>Nyctalus noctula</i>)

Roost characterisation

- 3.2 The further bat surveys were conducted to characterise the bat roosts and aimed to establish the following information in accordance with the BCT Guidelines (2023):
- 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?
- 3.7 Two surveys were undertaken to determine the roost type and bat species present. As the first and second surveys produced consistent results, a third survey was considered unlikely to identify a different roost type or additional bat species.

- 3.8 Following the completion of the two bat activity surveys, the building was confirmed to support an assumed roost used by brown long-eared bats with the outbuilding ('B2'), with the species identification verified through DNA analysis (ABR Ecology Ltd, 2026).

Discussion and Bat Impact Assessment

- 3.9 The bat roosts within the property have been classified in accordance with the CIEEM Bat Mitigation Guidelines (Reason, P.F. and Wray, S, 2023), as shown in Table 6 below:

Table 6: Impact assessment of the proposed development on the identified bat roost(s)

Roost reference	Species	Roost type	Maximum count of bats during any one survey	Location of access point/roost	Geographical importance of the roost	Impact
Roost 1	Brown long-eared	Day roost	n/a	Within loft space (roost)	Site	Modification of the roost, the access point has not been identified a replacement access point will be installed to ensure obstruction of the roost does not occur.

- 3.10 The roost was classified as a day roost as the survey data does not indicate the presence of a maternity roost. No brown long-eared bats were recorded emerging from the building, and it is therefore assumed that the building supports a day roost for this species based on dropping evidence.
- 3.11 The proposals will impact upon a day roost for brown long-eared bats. Following the 'Minimum Expectations for Bat Mitigation, Compensation, Monitoring and Management' document (Natural England, 2023), where brown long-eared roosts are present; the provision of at least one feature, suitable for the species concerned (e.g., bat box/tile/brick/crevice) per roost and species to be impacted is considered appropriate. A bat mitigation, compensation and plan and details of the bat licensing process are detailed in Section 4 of this report.
- 3.12 **As the works will impact the identified bat roosts, a bat European Protected Species (EPS) licence from Natural England will be required following planning approval and prior to any works commencing. A bat licence is required to ensure the works are lawful and can only be obtained following approval of all consent(s).**

Indirect impacts upon bats - lighting

- 3.13 The development is also anticipated to result in a change to Artificial Lighting At Night (ALAN) through internal light spill and external light fixtures.
- 3.14 Illuminating a bat roost can cause disturbance and this may result in the bats abandoning the roost or even becoming entombed within it (BCT & ILP, 2023). Lighting is therefore considered an obstruction under the legislation protecting bats and their roosts. ALAN is consequently a key consideration and must be controlled to minimise impacts on bats that are roosting within the buildings on site.
- 3.15 A number of commuting and foraging bats were also recorded 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 are using the property during nocturnal hours, it is also 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.

4. MITIGATION, COMPENSATION AND ENHANCEMENT PLAN

Conclusions

- 4.1 The surveys were undertaken and the outbuilding ('B2') was identified to support a day roost for a low number of brown long-eared bats which is of 'site' importance.
- 4.2 The proposals the erection of a new garage roof and alterations to the roof of a rear outbuilding on the western elevation will result in the modification of the brown long-eared bat roost within the outbuilding ('B2'), however it is not clear as to if the access point will be loss. Consequently, with a precautionary replacement access point for this species will be provided.
- 4.3 As the proposals will result in impacts on the roosts, a works method statement must be followed under a bat European Protected Species licence (EPS) from Natural England. The bat licence can only be obtained following approval of all consent(s) and must be obtained in advance of any works commencing.

Bat EPS licence application

- 4.4 A bat EPS licence from Natural England must be sought to allow works to proceed lawfully. The licence must pass three legal tests in order to be approved; the three tests are as follows:
 - 1. The development is in the interests of public health and safety or is required for other imperative reasons of overriding public interest.
 - 2. There must be no satisfactory alternative that will cause less harm to the species.
 - 3. The development must not harm the long-term conservation status of the bat species.
- 4.5 As noted in the R (Vivienne Morge) V Hampshire County Council 2011 case, the three legal tests must be addressed at the planning stage. The tests have been assessed below:

Imperative reasons of overriding public interest

- 4.6 The extension is required by the applicant's family to provide increased living accommodation. The family are currently lacking living space, and additional living space is required. The family do not own an alternative home, and the extension is required to meet the growing needs of the family.

No satisfactory alternative

- 4.7 The applicant's family do not own an alternative dwelling and wish to make the property their home for the foreseeable future. The 'do nothing' option has been discounted as the family require additional living space. Full demolition and rebuild of the property were not considered a viable alternative as this would not be economically viable and would result in the full destruction of all identified bat roost within the property. Extensions to the property have been judged as the most satisfactory method for ensuring the needs of the family are met, whilst ensuring the preservation of the onsite bat population.

Maintenance of the long-term conservation status of the bat species

- 4.8 The bat mitigation and compensation plan provided below details mitigation and compensation measures required to maintain the long-term conservation status of the onsite bat population.

Bat mitigation, compensation and enhancement plan

- 4.9 A bat mitigation, compensation and enhancement plan is provided in Table 7 overleaf; this strategy is guided by the 'Minimum Expectations for Bat Mitigation, Compensation, Monitoring and Management document (Natural England, 2023) (see Appendix E for plan). This plan must be implemented under an approved EPS bat licence from Natural England:

Table 7: Bat mitigation, compensation and enhancement plan

Phase of works	Action	Description	Notes to applicant:
Post-planning and before any works commence to the building(s)	1. Contact project ecologist once all planning consent(s) are obtained.	<ul style="list-style-type: none"> Contact project ecologist to determine whether any update surveys are required for the bat licence application to Natural England (NE). 	<ul style="list-style-type: none"> An update PRA (building inspection) will be required within 3 months of the licence application. The PRA can be undertaken at any time of year. A minimum of one update dusk survey will be required if the bat licence is applied for after April 30th the year following the dusk surveys (e.g. surveys conducted in May/June 2026 and licence is applied for in May 2027, therefore a minimum of one update dusk survey required in 2027 before licence application). The update dusk survey(s) can only be conducted between May and August. It is important to factor this into your project timescales.
	2. Bat licence is submitted to Natural England for approval.	<ul style="list-style-type: none"> Bat licence application submitted to Natural England for approval following any required update survey(s) by the ecologist. 	<ul style="list-style-type: none"> The ecologist will require time to prepare the licence application, and during busy periods this can take a number of weeks. Following submission to NE, the bat licence application takes a minimum of three weeks to be obtained following submission, however, the applicant should note that this can take longer depending on how busy NE are at the time of submission. Works to the building affecting the bat roost cannot commence until the bat licence is approved.
	3. Bat licence is approved from NE; contact ecologist.	<ul style="list-style-type: none"> Bat licence is approved from NE. Contact ecologist to schedule works start date and supervision of works by an ecologist (see 'works method statement' below). 	<ul style="list-style-type: none"> Ensure adequate time is allocated to schedule in contractors and class 2 licensed bat ecologist, as the ecologist will need to be onsite during works.

	4. Erection of bat boxes on trees within applicant's ownership.	<ul style="list-style-type: none"> Prior to any works commencing and following approval of the bat licence, one 'Improved Cavity Bat Box' must be erected on suitable mature trees within the applicant's ownership. The box must be erected at a minimum 3.5 metres (m) from ground level on a sunny aspect. Any limbs/branches must be pruned back around the entrance(s) and below the bat box(es) to ground level to ensure the entrance to the boxes are unobstructed and allows for a clear flightpath. 	<ul style="list-style-type: none"> The bat box can be purchased by the applicant from https://www.nhbs.com/improved-cavity-bat-box
Works/demolition phase following approval of bat licence – works method statement	5. Works can commence and ecologist attends site to undertake supervision of all destructive works. Works method statement to be followed by all contractors.	Works method statement:	<ul style="list-style-type: none"> A class 2 licensed bat ecologist must be present onsite during <i>all</i> works affecting the bat roost(s). If the ecologist is not present during these works, this would constitute a breach of the bat licence. Temperature and weather restrictions apply for all works affecting the bat roost(s): <ul style="list-style-type: none"> No works can take place during adverse conditions including heavy rain and/or strong winds. This is on welfare grounds to bats. Winter works (mid-November – mid-March) can only commence following four consecutive days/nights when temperatures are consecutively at 8°C or above. In the event a bat is found during any unsupervised time, the applicant is legally obliged to stop all works immediately and contact the project ecologist for advice.
		<ul style="list-style-type: none"> 'Toolbox talk': Prior to any works commencing onsite, the licensed bat ecologist will provide a 'toolbox talk' to all contractors regarding the bat licence, legal protection of bats, the onsite bat roosts and potential for bats to be present in the works areas, the contractors' responsibilities, health and safety, and best working practice to avoid injuring any bats. Pre-works loft inspection: Prior to any works commencing, the ecologist will inspect the loft space. If any bats are present and where possible, the ecologist will capture any bats roosting internally by gloved hand or static net where appropriate. Any bats found will be transported to a bat box already erected onsite. Destructive works: Following the internal check, the ecologist will directly supervise the 'soft' dismantling of all building areas with potential for bats. Features such as roof tiles, felt, eaves, mortar, timbers, wall tops, and hanging tiles will be carefully dismantled by hand and hand tools only. Features will be removed carefully by contractors and inspected for bats / evidence of bats. Should a bat be present, the licensed ecologist will capture and translocate the bat to the bat box. 	

		<ul style="list-style-type: none"> • Injured/underweight bats: Any injured or underweight bats will be immediately taken into care (as directed by the Batworker's Manual, s. 7. 3, pp 64 – 66; 3rd ed. 2004 and in accordance with the Bat Conservation Trust's (BCT) Bat Care Guidelines: A Guide to bat care for rehabilitators 2nd ed 2016). • Continuing works: Once all features deemed suitable for bats have been carefully dismantled and inspected by the licensed ecologist, works may then continue unsupervised. 	<ul style="list-style-type: none"> • All persons other than the class 2 licensed bat ecologist are strictly forbidden from handling or interfering with bats in any way.
	6. Permanent replacement bat roosts, bat access points and enhancement bat roosting features to be constructed (refer to Appendix G for full details and list of figures).	<p>Replacement bat access points to be created:</p> <ul style="list-style-type: none"> • The loft will be modified through the tying in of new extensions with disturbance at the time of the roof alterations. As the access point has not been identified, a precautionary access point will be installed in the northern elevation roof to ensure bats are not obstructed. • To mitigate for this, the existing area of loft should be re-installed for the bats. The loft will be lined with a bat safe membrane (e.g. 1f felt, bat safe TLX or any membrane with a snagging propensity test certificate) • One 'Leadworx bat access tile' will be installed in the northern elevation of the roof (see below). A cut in the felt behind the tile will be made to allow brown long eared bats into the loft space. • Rough-sawn timber boards will be installed for 2m internally within the bat loft either side of the ridge beam at a 45° angle. Angled brackets can be used to fix the beams to the roof rafters. The boards will be installed to create crevices between the ridge beam and the timbers suitable for brown long-eared bats. 	<ul style="list-style-type: none"> • NOTE: Bituminous 1F felt or TLX bat safe (or any membrane with a snagging propensity test certificate) must be used exclusively in all bat accessible areas/roosts. Breathable felts such as 'Tyvek' are NOT permitted for use in bat roosting areas due to entanglement risk where fibres 'fluff' up over time (Waring <i>et al.</i>, 2011). • NOTE: photographic evidence of the replacement bat roosts and bat access points including close-up photos of the use of bituminous 1F felt, or TLX bat safe (or any membrane with a snagging propensity test certificate) must be supplied to the ecologist by the applicant for the bat licence return. The applicant is advised to speak to their contractors in advance of these works to ensure photographs can be taken in advance of roof completion; failure to supply this evidence will result in a breach of the bat licence. • No external light fixtures must be erected within at least 5m of the replacement bat roost access points / roosting features (see 'Artificial Lighting at Night (ALAN)' below for full strategy).
		<p>Enhancement bat roosting / bird nesting features:</p>	

		<ul style="list-style-type: none"> To ensure the application is compliant with the National Planning Policy Framework (NPPF) and local planning policy, two 'Bee Bricks' will be installed in the new extension in the southeast elevation (see details in Appendix F). 	<ul style="list-style-type: none"> 'Leadworx bat access tiles' can be purchased by the applicant from: https://www.leadworx.com/shop/lead-vents/lead-roof-vents/bat-access-tile/ The 'Built in Bee Bricks' can be purchased by the applicant from 'https://www.nhbs.com/bee-brick'
	<p>7. Installation of external light fixtures and internal light spill - Artificial Lighting at Night (ALAN)</p>	<p>Artificial Lighting at Night (ALAN):</p> <ul style="list-style-type: none"> In addition to bats roosting within the property, a number of commuting / foraging bats use the general property. The following specifications for lighting must be adhered to and are based upon the 'Bats and Artificial Lighting At Night' Guidance Note BN08/23 (BCT & ILP, 2023): <ul style="list-style-type: none"> No external light fixtures will be installed within 5m of the replacement/existing bat roost access points and roosting features. Preferably, no additional new external light fixtures will be installed. If external lighting is required, this will be installed for safety purposes only. No external luminaires will be installed where these will cast light spill onto surrounding vegetation, such as mature trees. All luminaires will lack UV elements when manufactured. Metal halide, compact fluorescent sources will not be used. Only LED type luminaires will be used due to their sharp cut-off, lower intensity, good colour rendition and dimming capability. A warm white light source (2700Kelvin or lower) will be adopted to reduce blue light component. Light sources will feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012). Internal luminaires will be recessed only (as opposed to using a pendant fitting) where 	<ul style="list-style-type: none"> The applicant is advised that illuminating a bat roost can cause disturbance and this may result in the bats deserting the roost or even becoming entombed within it. Lighting is therefore considered an obstruction under the legislation protecting bats and their roosts; lighting will also be a condition of the bat licence. ALAN holds potential to negatively impact foraging bats using the general property, in addition to other nocturnal wildlife. Lighting causes disturbance and impedes the ability of bats to successfully forage, with long-eared bats being among the most affected by artificial lighting. It is therefore of the utmost importance that lighting is carefully designed to ensure safety purposes only but to minimize impacts on bats.

		<p>installed in proximity to windows to reduce glare and light spill.</p> <ul style="list-style-type: none"> - Column heights must be carefully considered to minimise light spill and glare visibility. This must be balanced with the potential for increased numbers of columns and upward light reflectance. - Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, will be used. - Luminaires must always be mounted horizontally, with no light output above 90° and/or no upward tilt. - External security lighting will be set on motion sensors and set to a 1 minute (or less) timers. - Bollard or low-level downward-directional luminaires will not be installed. This is due to a considerable range of issues, such as unacceptable glare, poor illumination efficiency, unacceptable upward light output, and increased upward light scatter from surfaces. - Only if all other options have been explored, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed. However, due to the lensing and fine cut-off control of the beam inherent in modern LED luminaires, the effect of cowls and baffles is often far less than anticipated and must not be relied upon solely. 	
Post-works phase – completion of works	<p>8. Submit photographic evidence of replacement bat roosts / roosting features for bat licence return.</p>	<ul style="list-style-type: none"> • One inspection, by the Joint Licensee and/or the Earned Recognition Consultant, must occur immediately post-development to ensure the compensation is completed in accordance with the authorised Site Registration. • Upon completion of the works, the applicant must contact the ecologist with photographic evidence of all replacement bat roosting features / bat access points for submission to Natural England. 	<ul style="list-style-type: none"> • NOTE: photographic evidence of the replacement bat roosts and bat access points including close-up photos of the use of bituminous 1F felt or TLX bat safe (or any membrane with a snagging propensity test certificate, must be supplied to the ecologist by the applicant for the bat licence return. • The applicant is advised to speak to their contractors / roofers <i>in advance</i> of the works to ensure that good quality photographs of the

			<p>bat access points and bat roosting features are obtained during the course of works. Failing to obtain photographs of the bat access points in the roof at the time of installation, for example, can cause issues, as it cannot then be confirmed that full access has been made for bats due to the roof (and access points) being fully tiled over.</p> <ul style="list-style-type: none"> • Failure to supply this evidence will result in a breach of the bat licence. The Local Planning Authority may also request a compliance visit post-works. • The applicant must make access available for the post-monitoring visit. Failure to allow for the visit will constitute a breach of the bat licence, it is the responsibility of the applicant to ensure that access is available, and the applicant must contact the ecologist with any changes to contact details etc.
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5. REFERENCES

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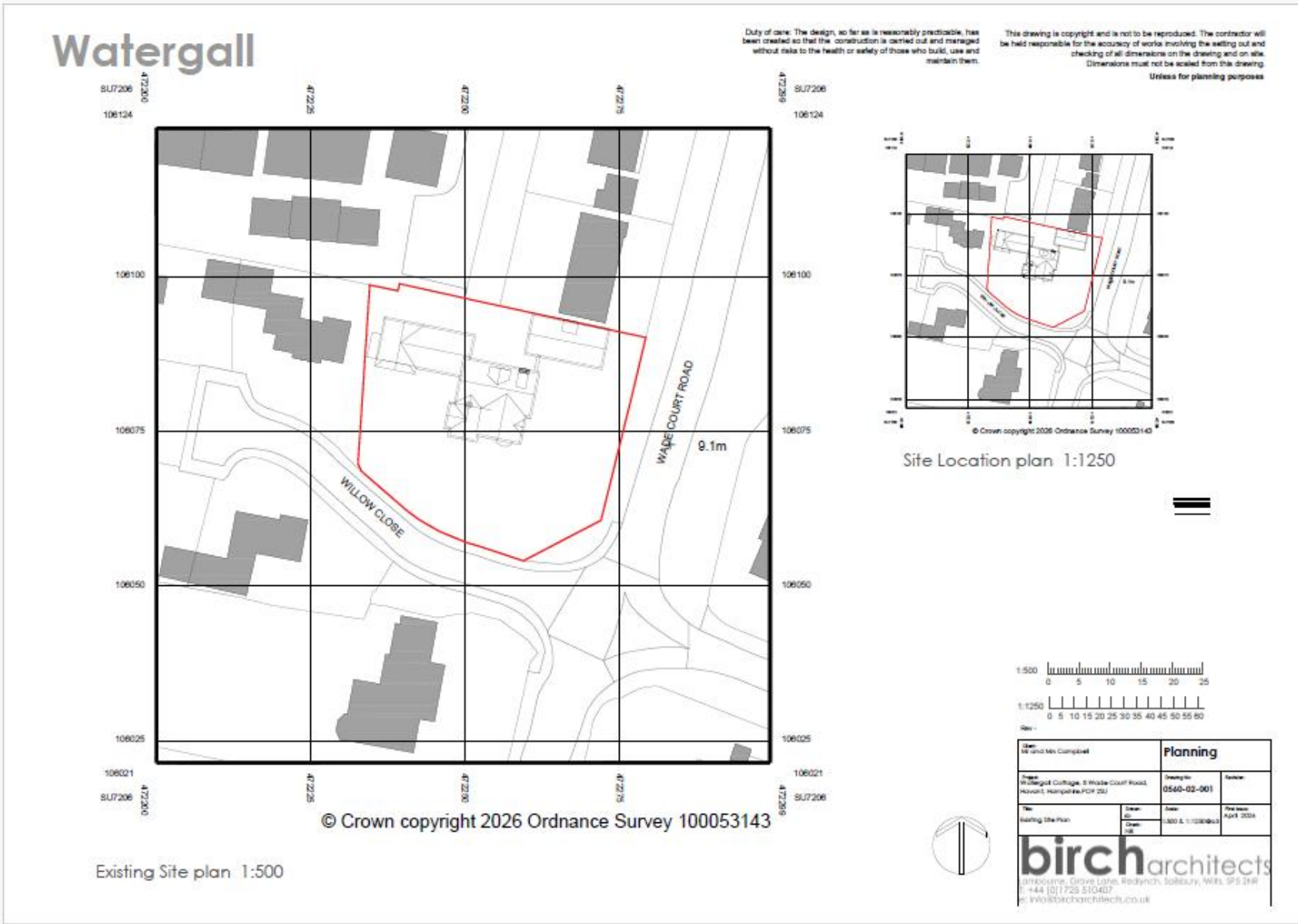
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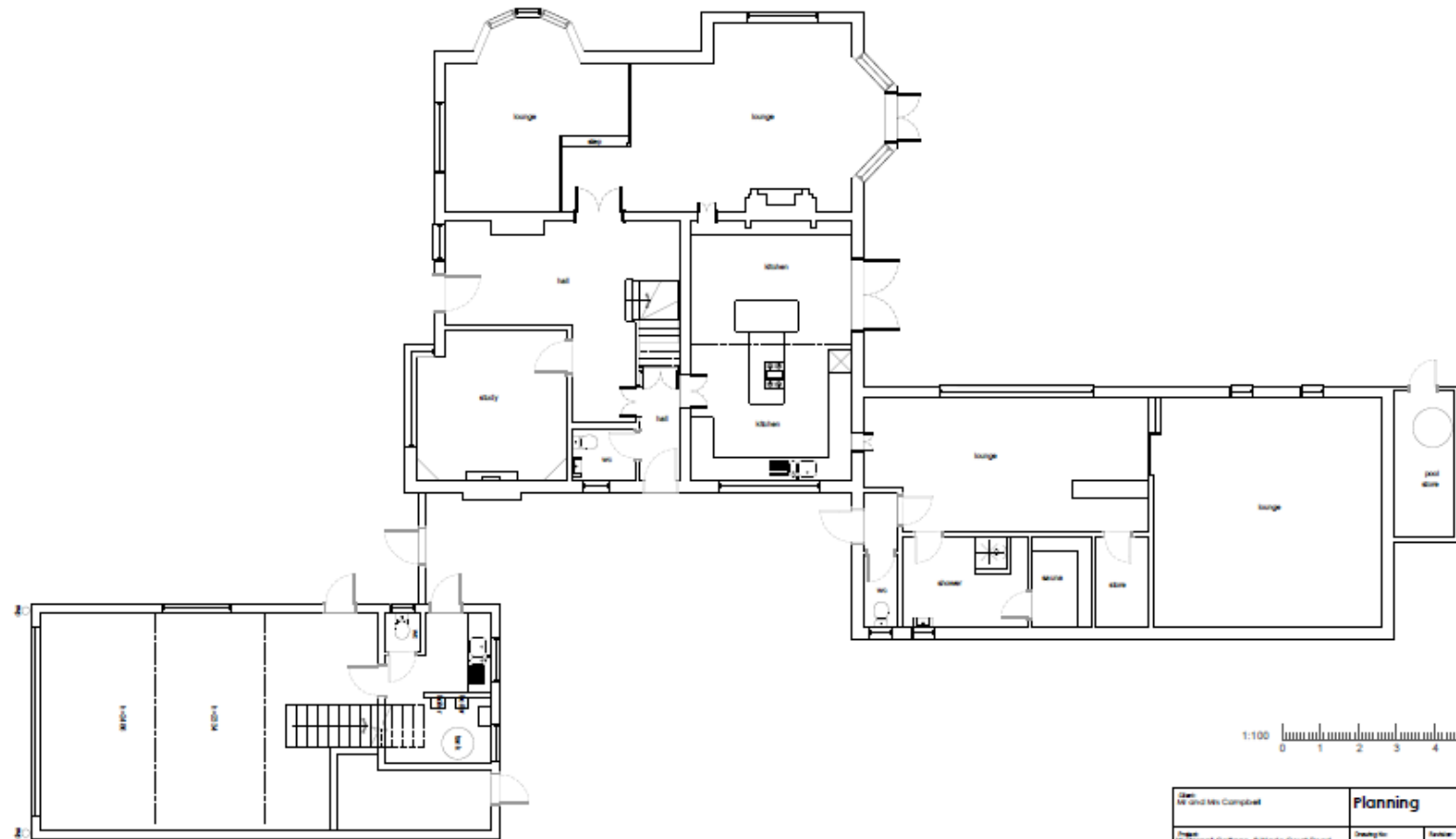
Appendix A: Site location plan and existing elevations



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Existing Ground Floor Plan 1:100

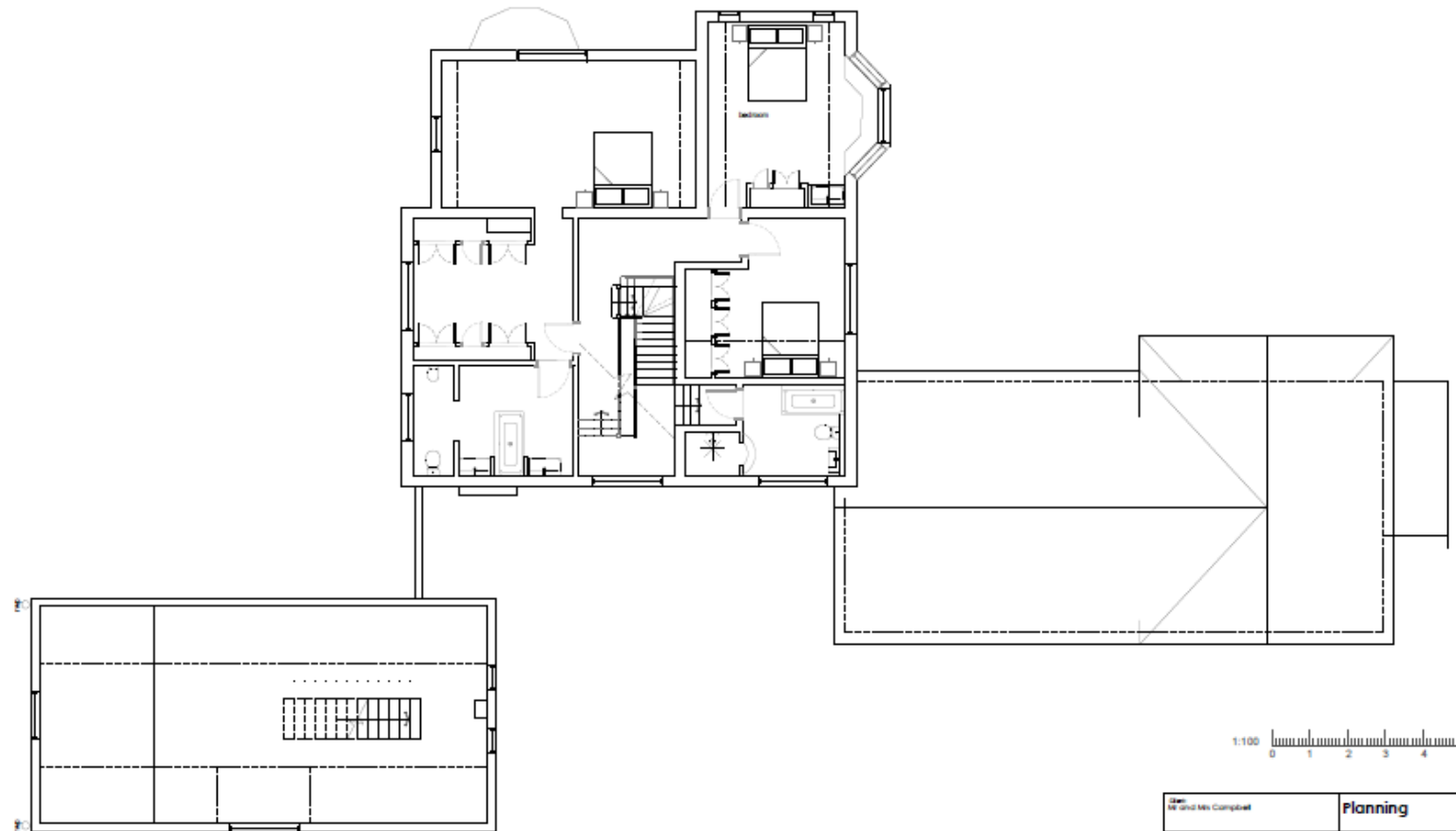


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Project Watergall Cottage, 8 Wade Court Road, Havant, Hampshire PO9 2SU		Drawing No 0540-02-002	Revision
The Existing Ground Floor Plan	Client AC Drawn JMB	Date 11/02/2020	Prepared Feb. 2020
birch architects Limbourn, Grove Lane, Redlynch, Salisbury, Wilt, SP5 2HR T: +44 (0)1725 510407 E: info@bircharchitect.co.uk			

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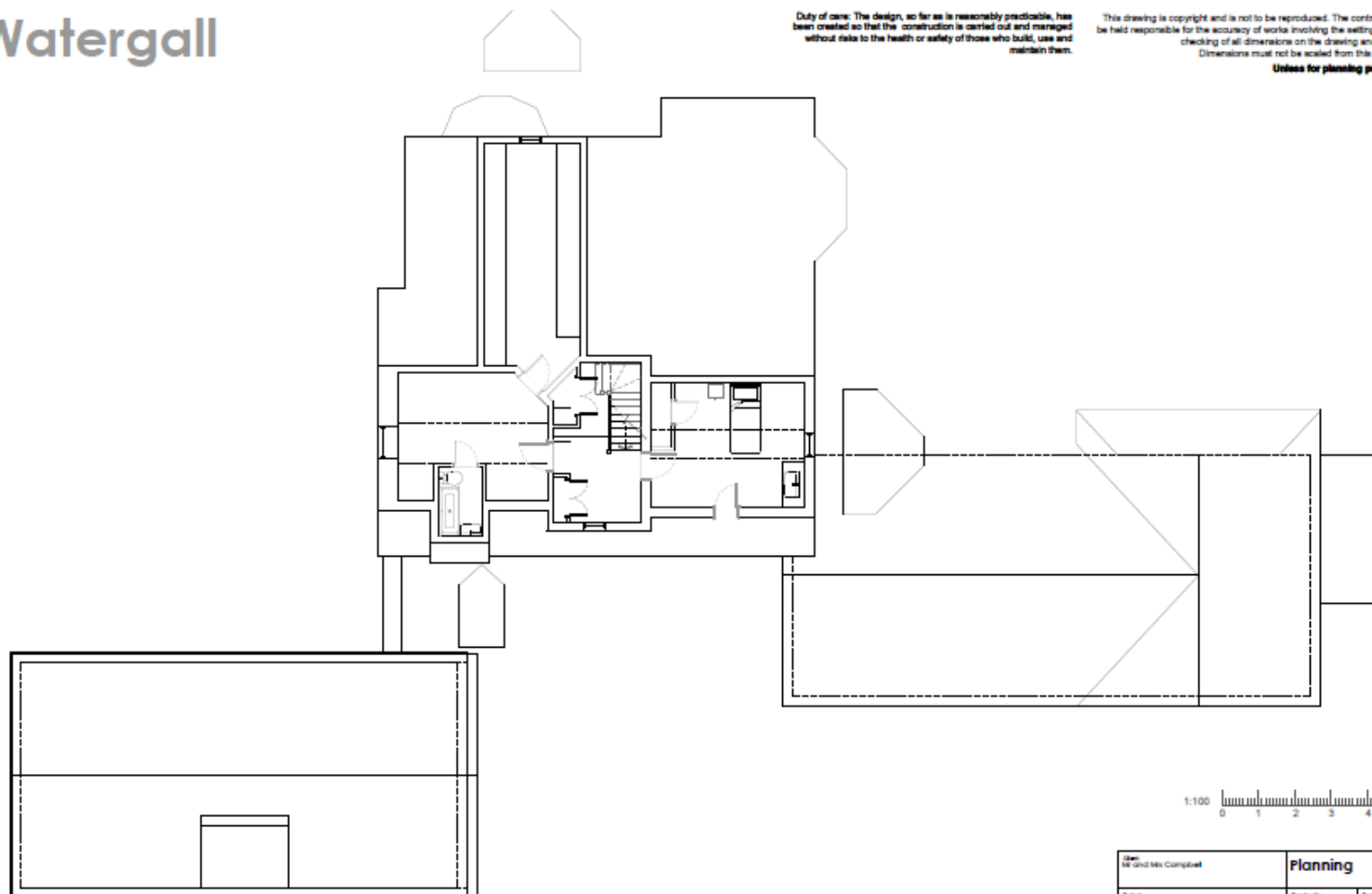
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Project: Watergall Cottage, 5 Wade Court Road, Havant, Hampshire PO9 2SU		Drawing No: 0560-02-003	Revision:
The existing first floor plan	Drawn: JCB	Date: 11/03/2024	Plot issue: Feb. 2024
	Check: JCB		
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Existing Second Floor 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		Setting In: 0560-02-004	Technical
The Existing Second Floor Plan	Drawn: AS	Date: 11/03/2024	File Name: Plan_2024
	Check: SB		

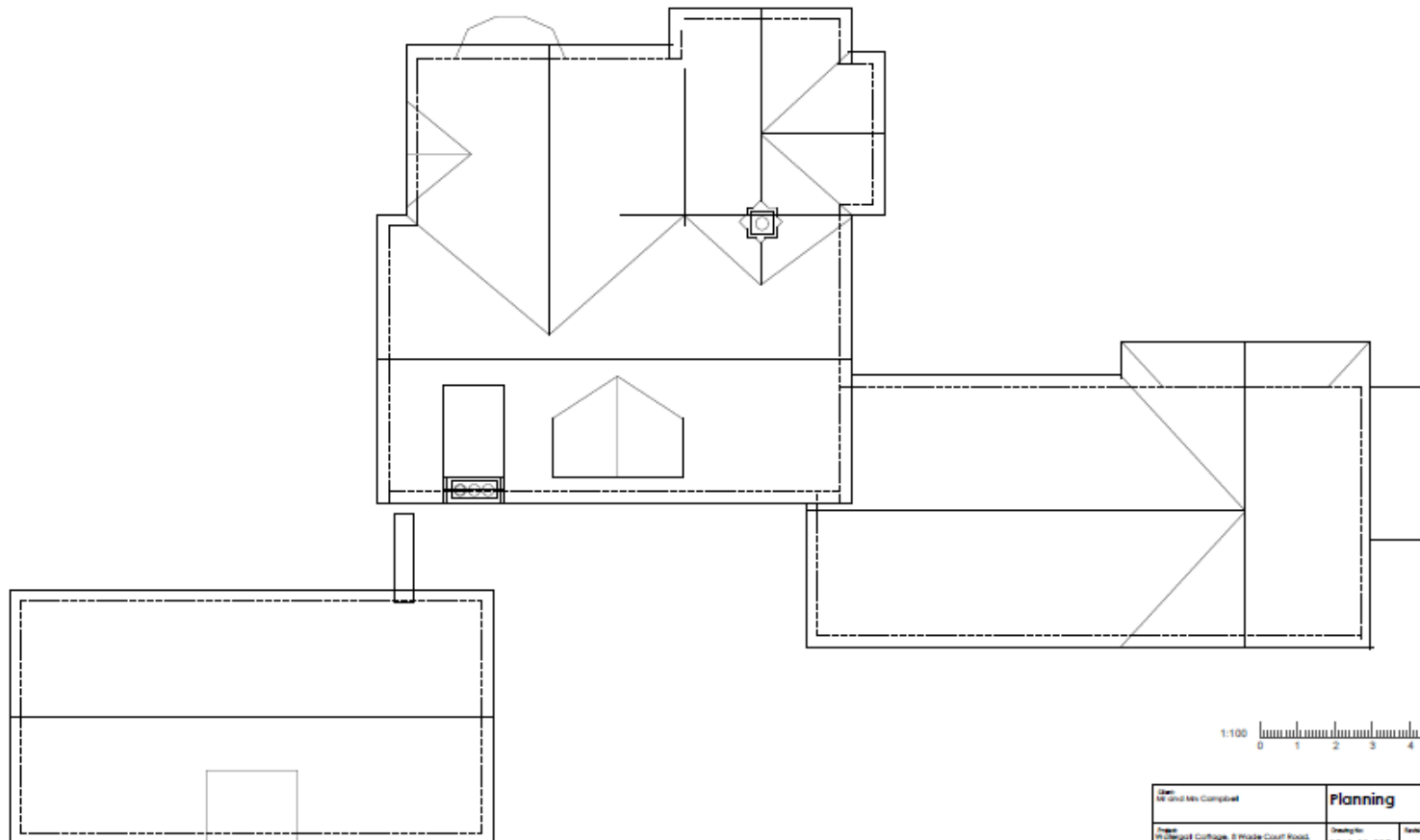


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Existing Roof Plan 1:100

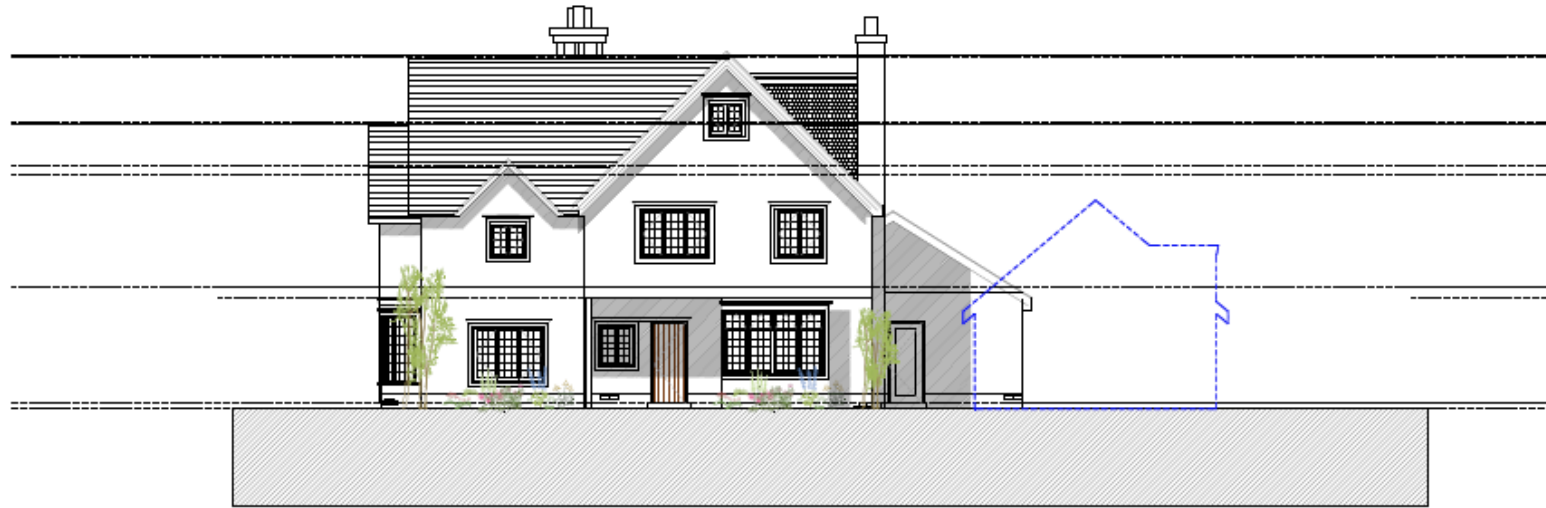
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Project: Watergall Cottage, 11 Wade Court Road, Havant, Hampshire PO9 2DQ		Drawing No: 0540-02-005	Revision:
Title: Existing Roof Plan	Drawn: JC	Scale: 1:100 @ A3	File Name: April_2024
	Drawn: JB		
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Existing Front Elevation 02 1:100

1:100 0 1 2 3 4 5



Key plan NTS

Client Mr and Mrs Campbell		Planning	
Project Watergall Cottage, 8 Wade Court Road, Haverhill, Hampshire PO16 2SU		Drawing No. 0560-02-006	Revision
Title Existing Front Elevation	Drawn JG	Date 11/02/2023	Plot Name JUNE 2023
birch architects 11 Brookmill, Grove Lane, Redlynch, Salisbury, Wiltshire, SP5 2NR T: +44 (0)1725 510407 E: info@bircharchitects.co.uk			

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Existing side Elevation 03 1:100

1:100 0 1 2 3 4 5

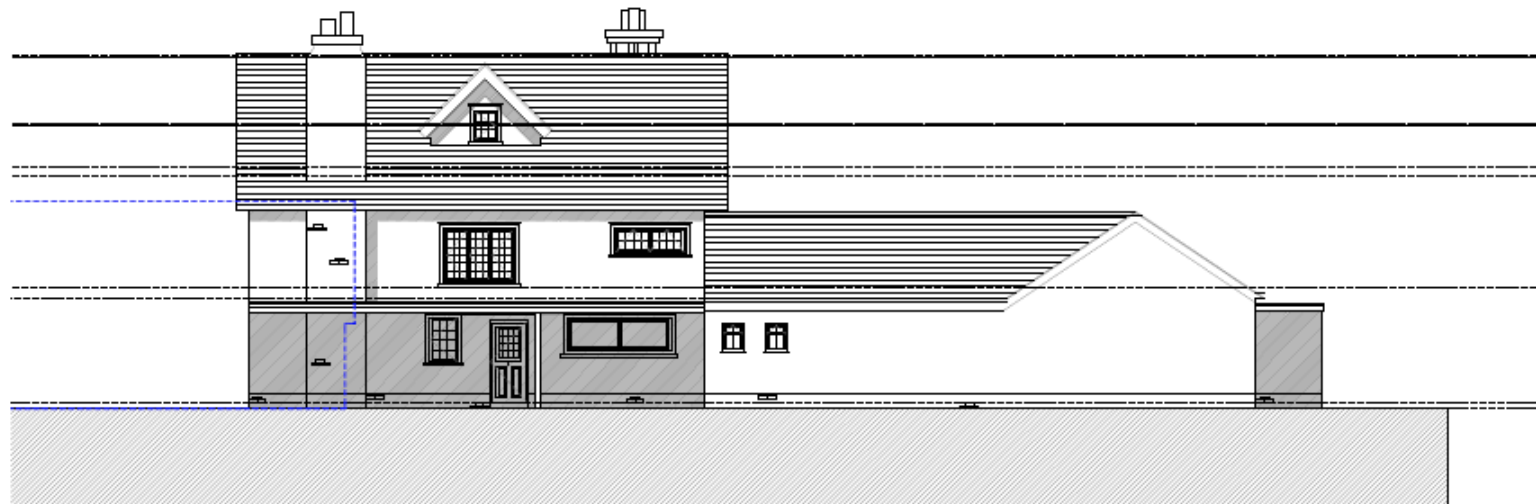


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Project: Watergall Cottage, 8 Wade Court Road, Novent, Harrogate, YO9 2SU		Drawing: 0560-03-007	Version:
The setting side elevation		Date: 1:100 03/03	Prepared: April 2009
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Existing side Elevation 01 1:100

1:100
0 1 2 3 4 5



Key plan NTS

Client Mr and Mrs Campbell		Planning	
Project Watergall Cottage, 8 Wade Court Road, Woburn, Hampshire (PO9 2SU)		Drawing No 0540-02-008	Revision
The Existing side elevation		Drawn 05	Date 1:100 04/03
		Drawn 08	Prepared April 2024
birch architects Lonsdowne, Grove Lane, Redlynch, Salisbury, Wilt, SP5 2NR T: +44 (0)1726 510407 E: info@bircharchitects.co.uk			

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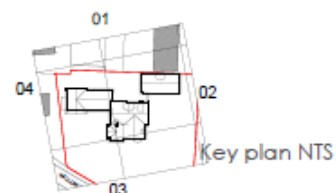
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Existing rear Elevation 04 1:100

1:100
0 1 2 3 4 5



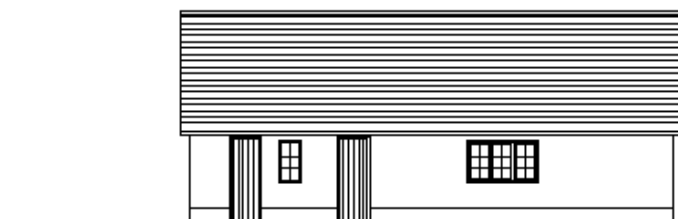
Key plan NTS

Architect Mr and Mrs Campbell		Planning	
Project Watergall Cottage, 8 House Court Road, Hoxton, Hampshire PO9 2BJ		Drawing No 0560-02-509	Section
Title Existing rear Elevation	Drawn JCB	Scale 1:100 @A3	Print Date April 2024
birch architects Lambourn, Grove Lane, Redlynch, Salisbury, Wilt, SP9 2NR T: +44 (0)1725 510407 E: info@bircharchitect.co.uk			

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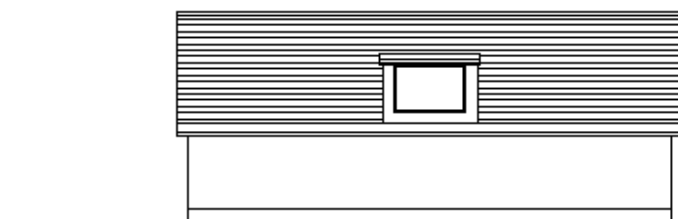
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Existing side Elevation 03 1:100



Existing Front Elevation 02 1:100



Existing side Elevation 01 1:100



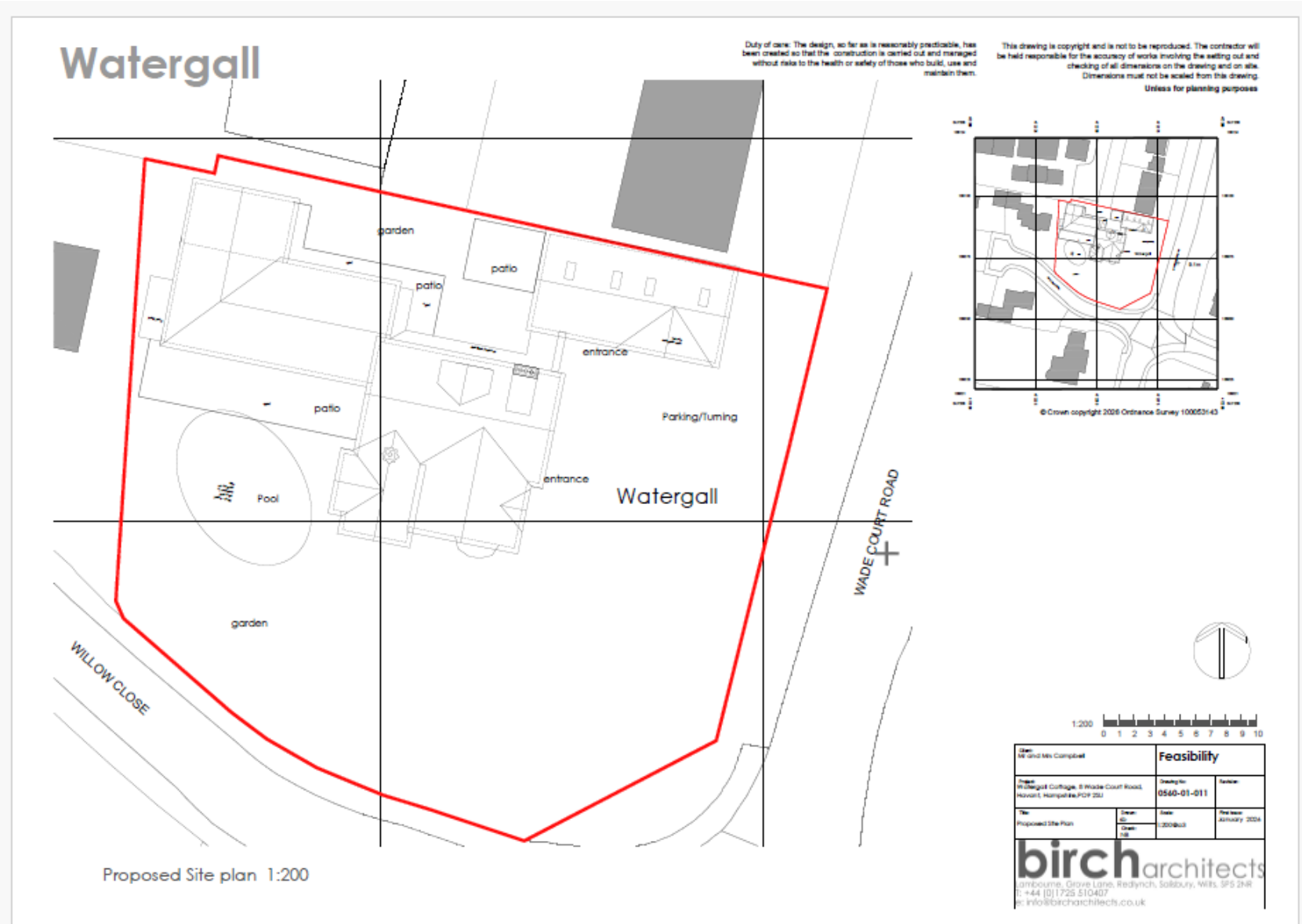
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Key plan NTS

Drawn: 04 and Mr Campbell		Feasibility	
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Title: Setting garage elevations	Drawn: 04 Check: 04	Date: 11.03.2016	Print Date: Feb. 2016
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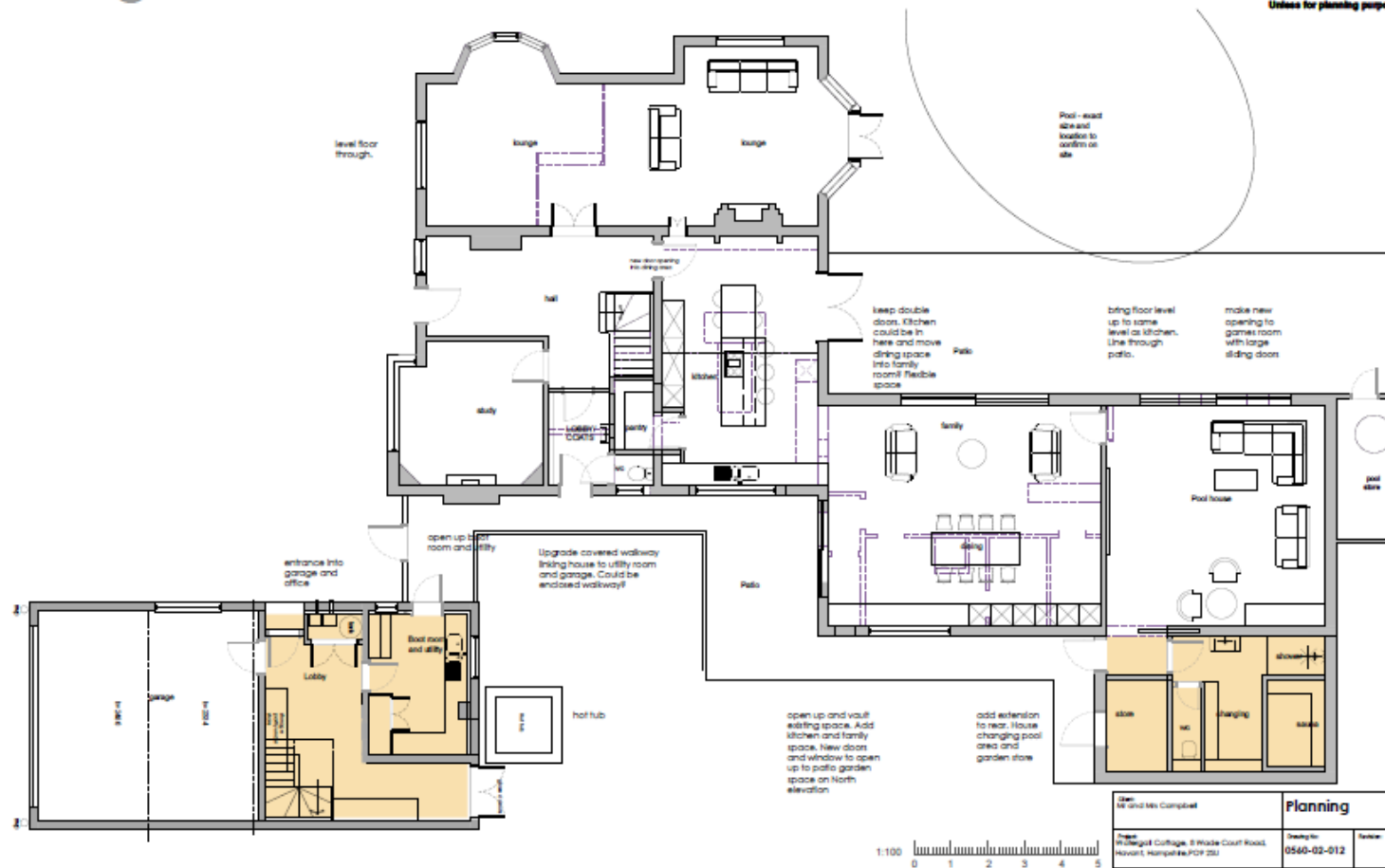
Appendix B: Proposed plans



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Proposed Ground Floor Plan 1:100

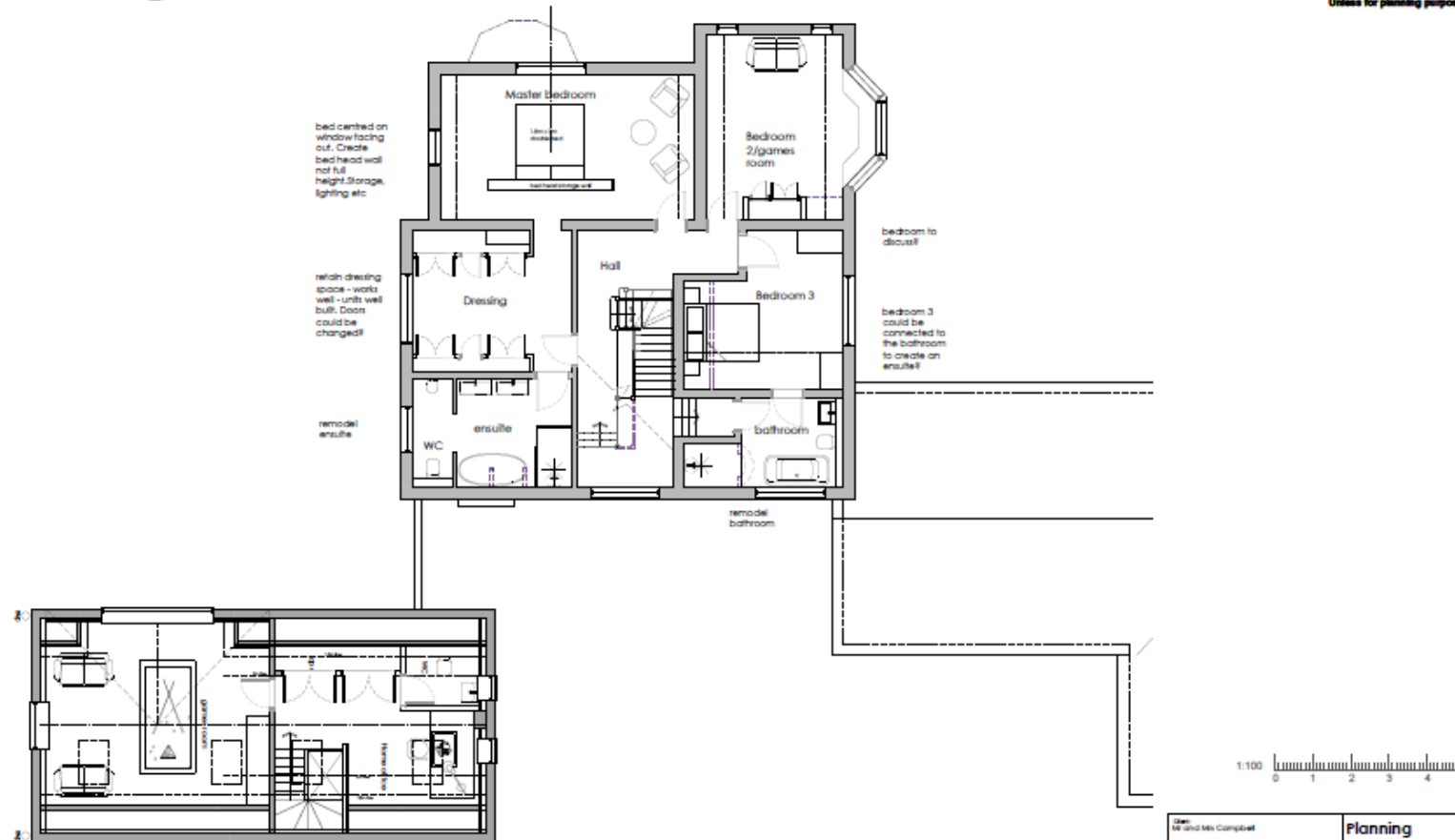
Drawn by: Mr and Mrs Campbell		Planning	
Project: Watergall Cottage, 8 Wade Court Road, Wootton Bassett, Wiltshire SN4 2JL		Drawing No: 0540-02-012	Revision:
The Proposed Ground Floor Plan		Date: 11/02/2023	Print Date: April 2023
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Proposed First Floor Plan 1:100

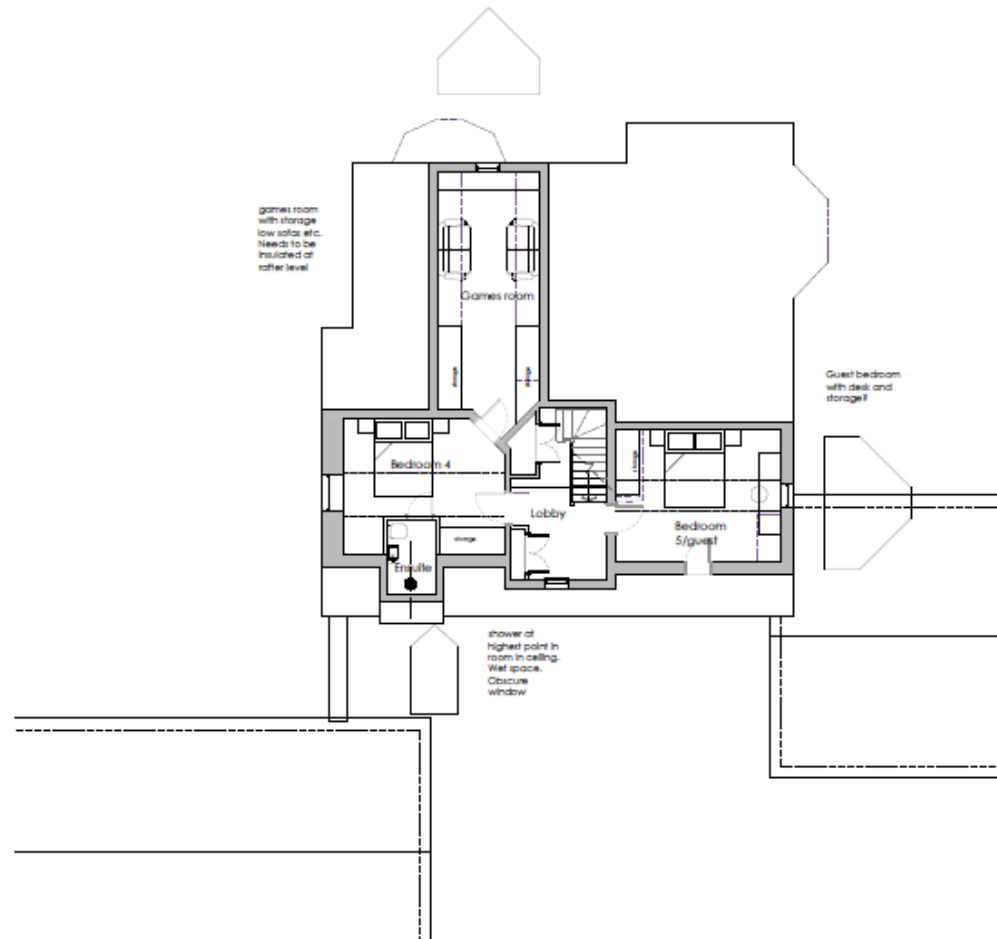


User: MR and Mrs Campbell		Planning	
Project: Watergall Cottage, 8 Wade Court Road, Havant, Hampshire PO9 2SU		Drawing: 0560-02-013	Revision: /
Title: Proposed Floor Plans	Drawn: MR	Date: 1/02/2013	Reviewed: MR, 2013
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Proposed Second Floor Plan 1:100

1:100
0 1 2 3 4 5

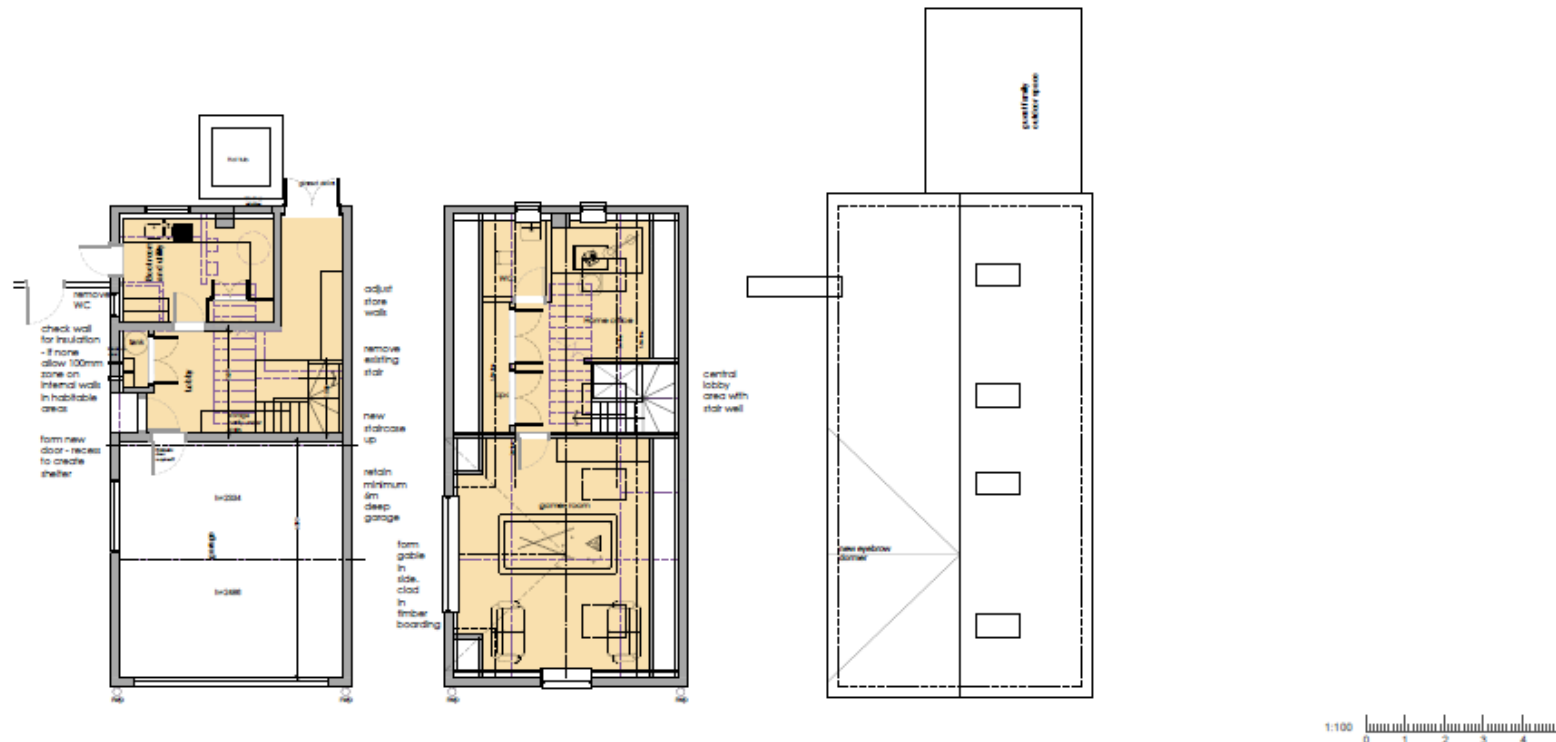
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Project: Watergall Cottage, 8 Wade Court Road, Havant, Hampshire PO9 2SU		Ref: 0560-01-014	Rev: /
The Proposed Floor Plans	Drawn: JH	Date: 1:100 04/04	Rev: April 2024
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Proposed garage
ground Floor Plan 1:100

Proposed garage First
Floor Plan 1:100

Proposed garage roof
Plan 1:100

Client: Mr and Mrs Campbell		Planning	
Project: Watergall Cottage, 8 Wade Court Road, Newport, Hampshire PO1 2JL		Drawing No: 0560-02-015	Version: /
The Proposed garage plans	Drawn: JCB	Date: 11/02/2023	Rev Issue: April 2024
	Check: JCB		
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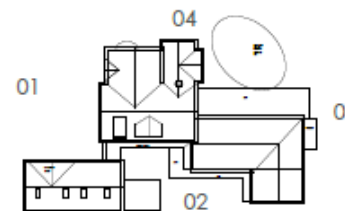
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01 Proposed front elevation 1:100

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

Client: Mr and Mrs Campbell		Planning	
Project: Watergall Cottage, 8 Wade Court Road, Havant, Hampshire, PO9 2SU		Drawing to: 0540-02-01a	Revision:
Title: Proposed elevation		Scale: 1:100 @A3	Prepared: April 2024
birch architects Lambourn, Grove Lane, Redlynch, Salisbury, Wilt, SP5 2NR T: +44 (0)1725 510407 E: info@bircharchitects.co.uk			

Watergall

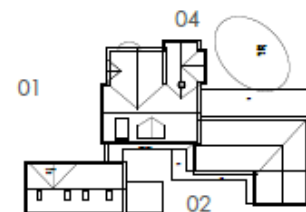
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02 Proposed side elevation 1:100

- 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



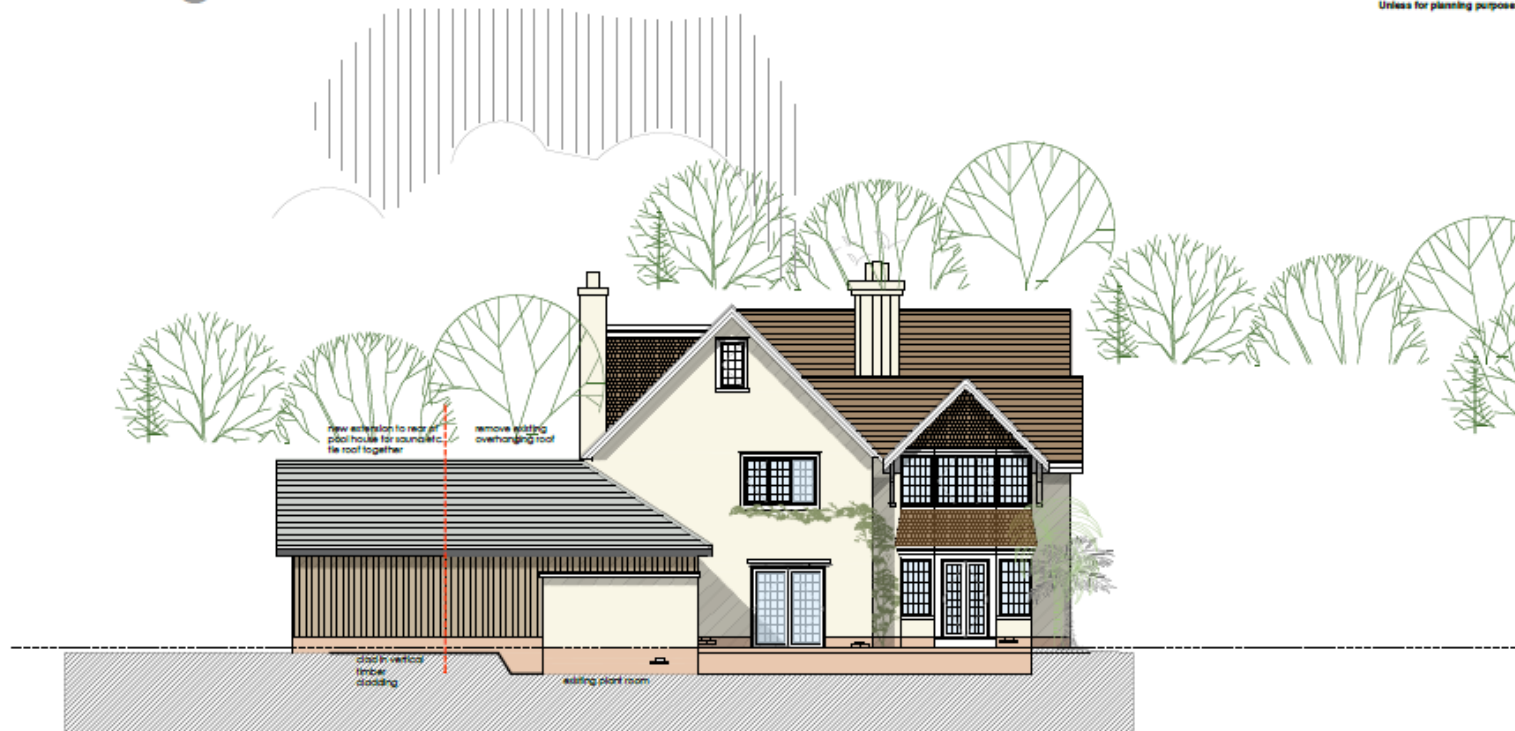
Key Plan NTS

Architect M. and M. Campbell		Planning	
Project Watergall Cottage, 8 Made Court Road, Havant, Hampshire PO9 2SL		Drawing No. 0540-02-017	Revision
Title Proposed elevation		Date 1:100 04/23	Rev Issue APRIL 2024
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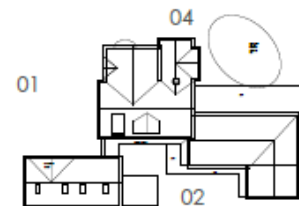
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03 Proposed rear elevation 1:100

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

Client: Mr and Mrs Campbell		Planning	
Project: Watergall Cottage, 8 Wade Court Road, Havant, Hampshire PO9 2SU		Drawing No: 0540-02-018	Review:
The Proposed elevation	Drawn By: JH	Date: 1:100 04/23	Reviewed: April 2024
birch architects Lambourne, Grove Lane, Redlynch, 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.

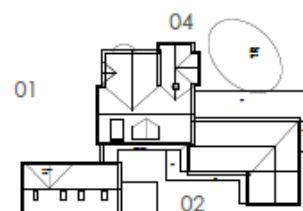
This drawing is copyright and is not to be reproduced. The contractor will be held responsible for the accuracy of works involving the setting out and checking of all dimensions on the drawing and on site. Dimensions must not be scaled from this drawing. Unless for planning purposes



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

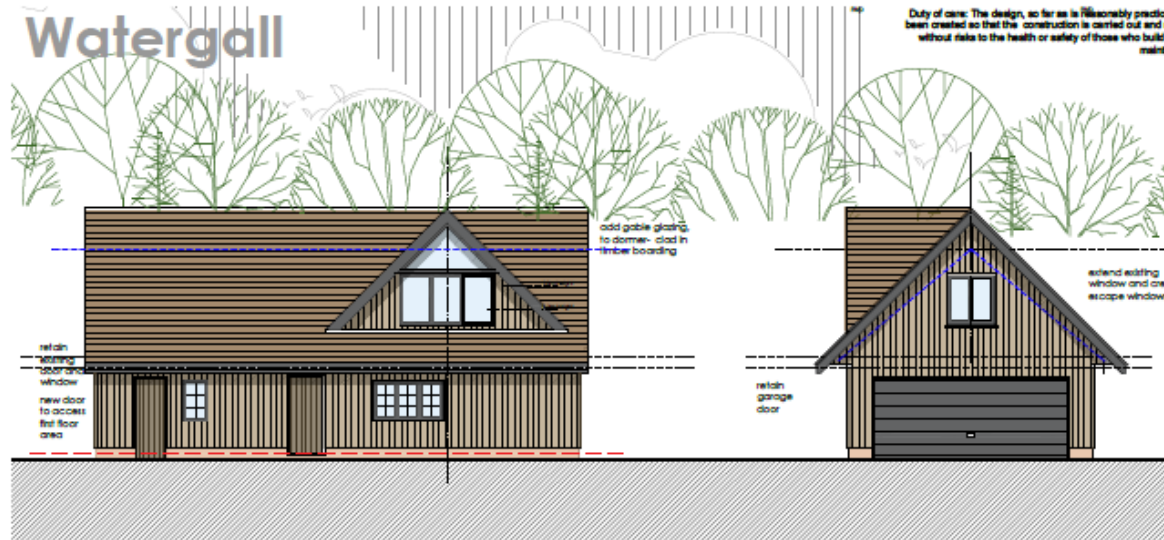
1:100 0 1 2 3 4 5

Drawn: 04 and 05 Campbell		Planning	
Project: Watergall Cottage, 8 Wade Court Road, Havant, Hampshire PO9 2SU		Drawing No: 0560-02-019	Revision: 01
Title: Proposed elevation	Drawn: 04 Date: 08	Scale: 1:100 @A3	Plot Issue: April 2024
birch architects Lambourn, Grove Lane, Redlynch, Salisbury, Wiltshire, SP5 2NR T: +44 (0)1725 510407 E: info@bircharchitects.co.uk			

Watergall

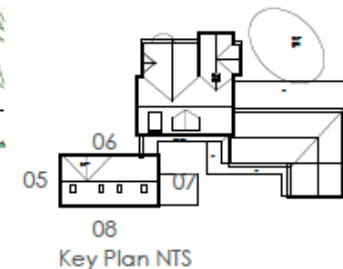
Duty of care: The design, so far as is reasonably practicable, has been created so that the construction is carried out and managed without risk to the health or safety of those who build, use and maintain them.

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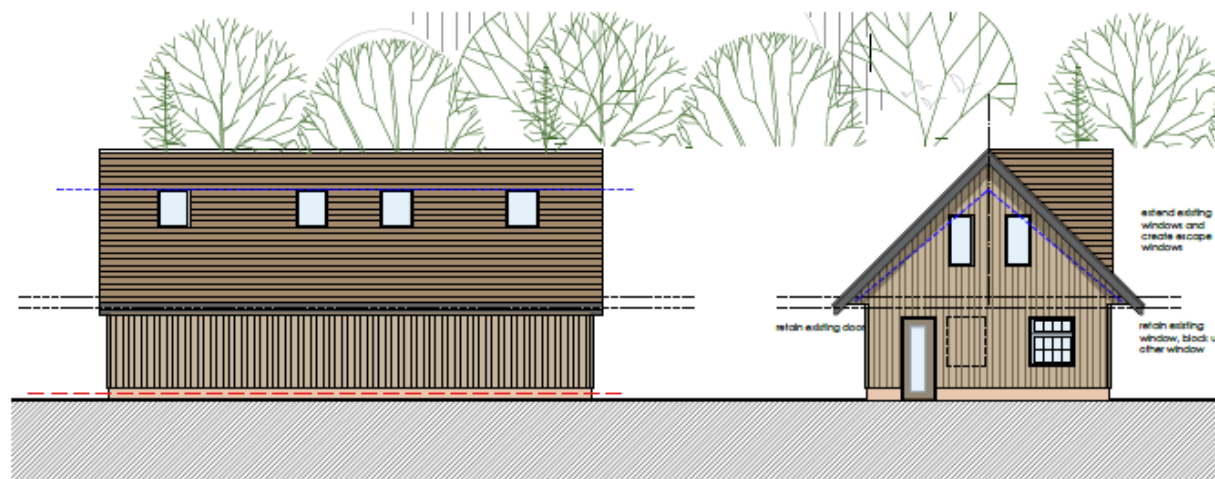


06 Proposed side elevation 1:100

05 Proposed front elevation 1:100



08
Key Plan NTS



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

06 and 07 Compset		Planning	
Project: Watergall Cottage, 8 Wade Court Road, Newton, Hampshire PO9 2JH		Drawing No: 0540-02-020	Revision:
The Proposed garage elevations	Scale: 1:100	Date: 11/03/2024	Rev: 001
birch architects			
Lambourne, Grove Lane, Redlynch, Salisbury, Wilt, SP5 2HR			
Tel: +44 (0)1752 510407			
E: info@bircharchitect.co.uk			

Appendix C: Bat activity (dusk) survey results

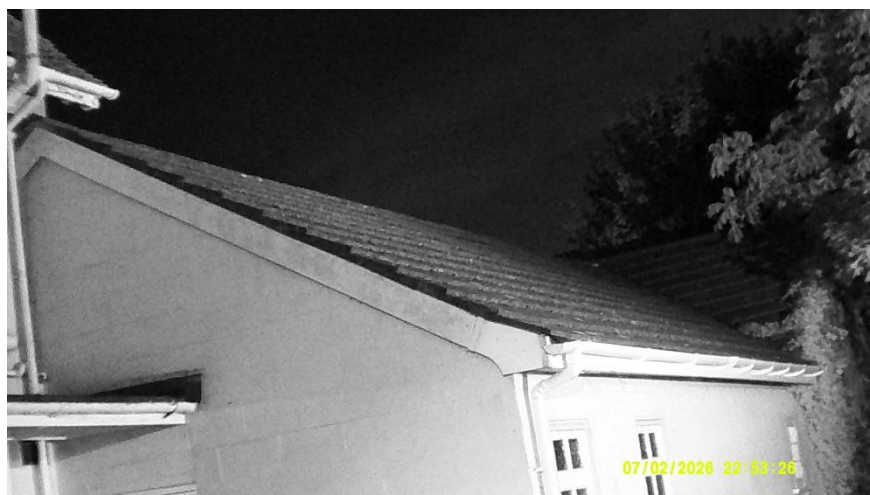
Bat activity (dusk) survey						
Date: 02/07/2026	Sunset: 21:21	Weather conditions: Warm	Precipitation: None	Site location: Watergall Cottage, Garage		
Temp: Start: 19°C End: 18°C	Beaufort wind force (Bft): 0/12	Detectors used: EchoMeter Touch 2 + tablets x 2		Oktas cloud cover: 1/8	Start Time: 21:06	End Time: 22:51
Surveyor:		Surveyor position:		NVA used? (Y/N):		NVA equipment used:
Emily Parsons		Southeast		Y		Nightfox Whisker
Jonathan Cornish		West		Y		Nightfox Whisker
Time	Sp. if ID'd	Number of bats		Comments on behaviour/activity		
21:27	Noctule	1		Heard not seen in west.		
21:35	Soprano pipistrelle	1		Heard not seen in the southeast.		
21:44	Soprano pipistrelle	1		Heard not seen in the southeast.		
21:50	Common pipistrelle	1		Heard not seen in the southeast.		
21:56	Common pipistrelle	1		Commuted east to south in the southeast.		
21:59	Common pipistrelle	1		Commuted south to east in the southeast.		
22:02	Soprano pipistrelle	1		Commuted south to east in the southeast.		
22:02	Serotine	1		Heard not seen in the southeast.		
22:03	Common pipistrelle	1		Foraging in the southeast.		
22:08	Common pipistrelle	1		Heard not seen in west.		
22:11	Noctule	1		Heard not seen in west.		
22:14	Noctule	1		Commuting and foraging south to north in the southeast.		
22:17	Soprano pipistrelle	1		Commuted north to south in the southeast.		
22:30 – END	Common pipistrelle	1		Heard not seen intermittently in west.		

Example of darkest point in the west



Bat activity (dusk) survey						
Date: 02/07/2026	Sunset: 21:21	Weather conditions: warm	Precipitation: none	Site location: Watergall Cottage (outbuilding)		
Temp: Start: 19°C End: 18°C	Beaufort wind force (Bft): 0/12	Detectors used: EchoMeter Touch 2 + tablets x 2		Oktas cloud cover: 1/8	Start Time: 21:06	End Time: 22:51
Surveyor:		Surveyor position:		NVA used? (Y/N):		NVA equipment used:
Abi Parsons		Southwest		Y		Nightfox Whisker
Bex Hayward		Northeast		Y		Nightfox Whisker
Time	Sp. if ID'd	Number of bats		Comments on behaviour/activity		
21:27	Noctule	1		Heard not seen in northeast.		
21:52	Common pipistrelle	1		Commuted north to south in the southwest.		
22:06	Common pipistrelle	1		Commuted southwest to northwest in the southwest.		
22:10	Noctule	1		Heard not seen in northeast.		
22:14	Noctule	1		Heard not seen in northeast.		
22:19	Common pipistrelle	1		Heard not seen in northeast.		
22:27	Common pipistrelle	1		Heard not seen in northeast.		
22:29	Common pipistrelle	1		Heard not seen in northeast.		
22:35	Soprano pipistrelle	1		Heard not seen in northeast.		
22:42	Common pipistrelle	1		Heard not seen in northeast.		
22:49	Common pipistrelle	1		Heard not seen in northeast.		

Example of darkest point in the northeast



Example of the darkest point in the southwest



Bat activity (dusk) survey						
Date: 23.07.2026	Sunset: 21:03	Weather conditions: Mild	Precipitation: None	Site location: Watergall – (Outbuilding)		
Temp: Start: 21c End: 19c	Beaufort wind force (Bft): 0/12	Detectors used: EchoMeter Touch 2 + tablets x 2		Oktas cloud cover: 0/8	Start Time: 20:47	End Time: 22:35
Surveyor:		Surveyor position:		NVA used? (Y/N):		NVA equipment used:
Russell Hoyle		North		Y		Nightfox Nova & 20 watt IR lamp
Dan Johanesen		South		Y		Nightfox Whisker & 20 watt IR lamp
Time	Sp. if ID'd	Number of bats		Comments on behaviour/activity		
21:27 – 21:32	Common pipistrelle	1		Heard not seen intermittently in the south.		
21:30	Common pipistrelle	1		Heard not seen in the north.		
21:30	Soprano pipistrelle	1		Foraging in the south.		
21:54	Soprano pipistrelle	1		Heard not seen in the south.		
21:55 – 22:10	Common pipistrelle	1		Heard not seen intermittently in the south.		
21:56 – End	Common pipistrelle	1		Foraging in the north intermittently.		

Example of the darkest point in the north



Example of the darkest point in the south



Appendix D: Locations of bat roosts, bat exit/entry points & surveyor locations



Image taken from Google Maps 2026

Figure 1

LEGEND:	
Key:	Description:
	Surveyor position
	Garage building subject to dusk survey
	Outbuilding building subject to dusk surveys
Bat roosts and bat access point locations:	
	Brown long-eared bat roost to be disturbed during the extension



Appendix E: Bat mitigation and compensation plan

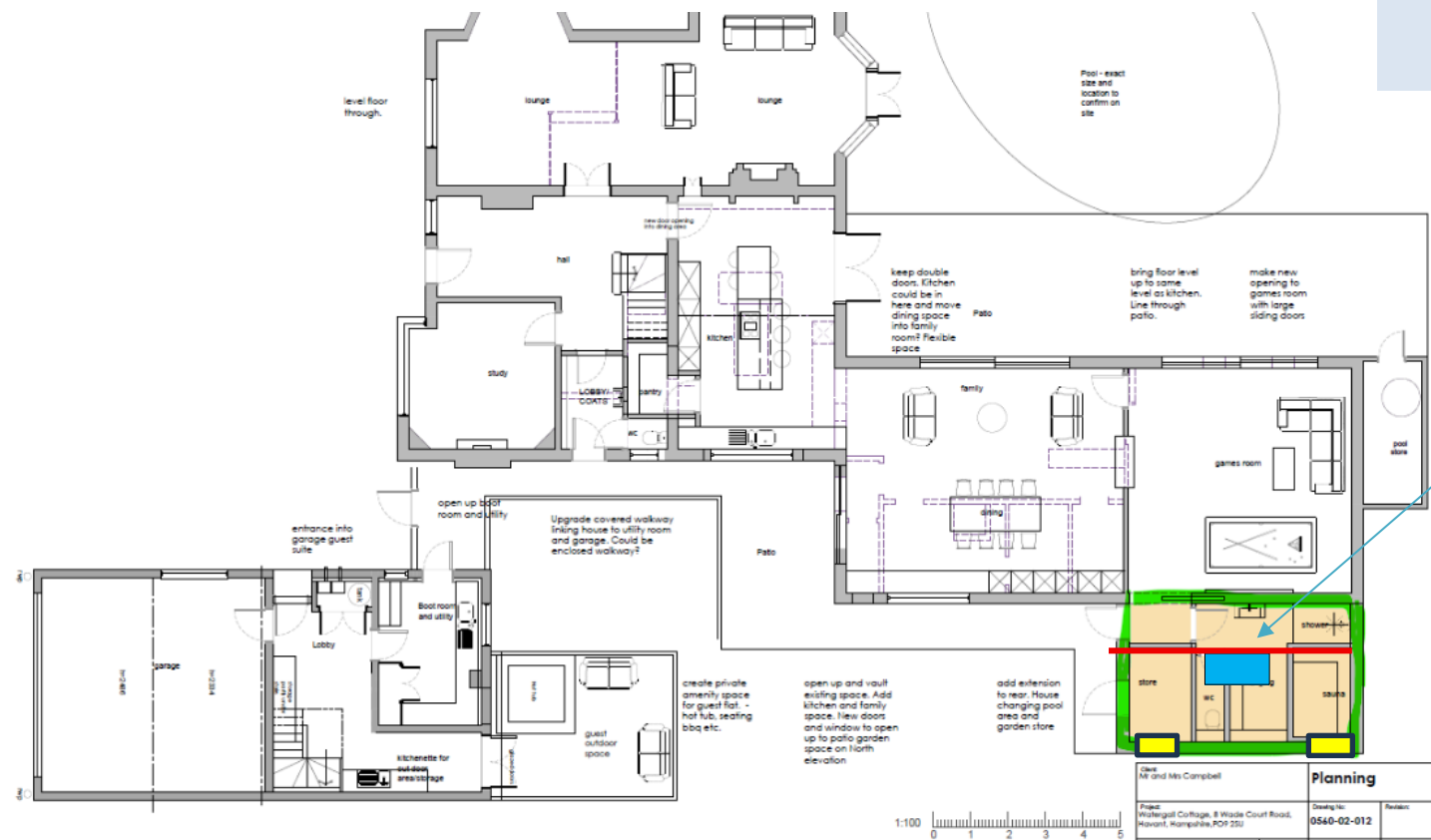


Image taken from Google Maps 2026

One 'Improved Cavity Bat Box'
implemented on a mature tree
within the applicant's ownership



LEGEND:	
Key:	Description:
	'Leadworx bat access tile' with cut in felt below to allow brown long-eared bats access into the loft
	2m of rough-sawn timbers installed either side of the ridge beam
	Two 'Built in Bee Bricks'



Proposed Ground Floor Plan 1:100



Client Mr and Mrs Campbell		Planning	
Project Waterfall Cottage, 8 Wade Court Road, Navant, Kemplish, PO9 2SU		Drawing No. 0540-02-012	Revision
Title Proposed Ground Floor Plan		Drawn JSC	Date 1:100 (W3)
Scale 1:100 (W3)		Check JSC	First Issue April, 2024
birch architects Lambourn, Grove Lane, Redlynch, Salisbury, Wilt, SP5 2NR T: +44 (0) 1725 510407 E: info@bircharchitects.co.uk			

Example of a cut in the felt



Appendix F: Biodiversity Enhancement

Solitary bee bricks

Two 'built in solitary bee bricks' will be installed
at least 1 metre from ground level.

<https://www.nhbs.com/bee-brick>

