

Mistlebourne, Porton

Ecological Assessment

Prepared on behalf of Bluestone Homes

July 2026

**Mistlebourne
Ecology 9183
Version 01**

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Contents

	Page
1.0 EXECUTIVE SUMMARY	1
2.0 INTRODUCTION	2
BACKGROUND	2
3.0 METHODOLOGIES	4
DESK STUDY	4
ECOLOGICAL ASSESSMENT	4
4.0 RESULTS AND ANALYSIS.....	10
DESIGNATED SITES	10
ECOLOGICAL ASSESSMENT	12
5.0 REQUIREMENTS AND RECOMMENDATIONS	22
IMPACTS AND REQUIRED MITIGATION FOR THE PROPOSED DEVELOPMENT	22
ENHANCEMENT MEASURES FOR THE PROPOSED DEVELOPMENT	24
6.0 REFERENCES AND BIBLIOGRAPHY	25

Appendices

Appendix A:	Site Location
Appendix B:	Proposed Plans
Appendix C:	Habitat Map
Appendix D:	Emergence Survey Results

1.0 Executive Summary

- 1.1 The Client is proposing the development of the site at Mistlebourne, Porton. Pro Vision Ecology were commissioned in May 2026 to provide the ecological assessment of the habitats on site to inform development design.
- 1.2 The ecological appraisal comprised of a desk study of existing ecological data in relation to the site, and an assessment of the sites habitats and suitability to support protected species within the application site.
- 1.3 The site comprises a residential building with a small shed and associated vegetated garden, hedgerows and tree lines.
- 1.4 The development site is located two kilometres from Salisbury Plain SPA and is within the 6.4 kilometre radius of impacts for the SPA identified in the Wiltshire Council HRA and Mitigation Strategy (Reviewed 2018). Specific mitigation measures for the SPA will include contributions to be paid via Community Infrastructure Levy (CIL) Payments. Further details regarding this are provided in **Section 5.0**.
- 1.5 The development site lies within the river Avon catchment. Currently, Wiltshire Council is conducting mitigation at the strategic level on behalf of developers. However, developers must ensure that proposals include features that contribute to the sustainable management of the river, where practicable. Further details regarding this are provided in **Section 5.0**.
- 1.6 The onsite buildings were assessed for their potential to support roosting bats. The residential building (B1) has been assessed as having **moderate potential** to support roosting bats due to the presence of numerous potential crevice roosting features, suitable access/egress points and the sites location in suitable foraging and commuting habitat. The shed was assessed as having **negligible potential** to support roosting bats.
- 1.7 Pro Vision previously undertook emergence surveys of the residential dwelling (B1) in 2024 to inform planning application PL/2024/04928 with no bats recorded emerging from the structure. An update emergence survey was undertaken on the 18th June 2026 and no bats were recorded emerging. It is therefore considered that this building does not support roosting bats. Bats were recorded foraging on the site and further recommendations for lighting are provided in **Section 5.0**.
- 1.8 The development presents an opportunity to enhance the site by providing additional roosting sites for bats, in compliance with national and local planning policy. Details regarding this are provided in **Section 5.0**.

2.0 Introduction

Background

- 2.1 Pro Vision have previously undertaken a Preliminary Ecological Appraisal (PEA) and subsequent bat emergence surveys in 2024 to inform planning application PL/2024/04928.
- 2.2 Pro Vision Ecology were commissioned in May 2026 to carry out an update ecological assessment and subsequent bat survey of the land at Mistlebourne, Porton, SP4 0NT. For the site location refer to **Appendix A**. Proposed plans include the construction of three residential dwelling on the site (**Appendix B**).
- 2.3 This report describes the current ecological baseline of the site based on the findings of the ecological assessment and emergence survey. The results set out within this report are valid for 18 months from the issue date.

Brief

- 2.4 To carry out an update ecological assessment and subsequent bat survey of the land within the site boundaries, to inform the Client of any further survey work required and of the ecological implications of their proposals.

Relevant Legislation and Planning Policy

- 2.5 The key legislative provisions of relevance to this report with respect to the development proposals and their potential effects on ecological features are listed below:
 - The Conservation of Habitats and Species Regulations 2017
 - The Wildlife and Countryside Act 1981 (as amended)
 - The Natural Environment and Rural Communities (NERC) Act 2006
 - The Protection of Badgers Act (1992)
 - Environment Act 2021
- 2.6 The UK Biodiversity Action Plan (BAP) was the Governments response to the 1992 Convention on Biodiversity (The Rio Convention), with the aim of halting the loss of biodiversity in the UK. The new UK post-2010 Biodiversity Framework replaced the previous BAP and is the government's response to the new strategic plan on the United Nations Convention on Biological Diversity (CBD). Although the UK post-2010 Biodiversity Framework supersedes the UK BAP, the UK BAP lists of priority species and habitats still remain an important reference source for identifying habitats and species of principal importance within the UK. Within England, Section 41 of the NERC Act (2006) lists species and habitats of principal importance for the conservation of biodiversity.
- 2.7 The Government has set out its policies for the protection and enhancement of biodiversity through the planning system in the National Planning Policy Framework Section 15 (NPPF, 2024).
- 2.8 The Environment Act 2021 includes the requirement for developments to provide 10% biodiversity net gain, to be evidenced with the use of the statutory metric. Developments are

exempt if they are self-build comprising less than nine dwellings on an area less than 0.5 hectares, householder applications or developments below the threshold of impacts to habitats.

- 2.9 The application site is located within the boundaries of Wiltshire Council. The Wiltshire Core Strategy (adopted in January 2015) includes the Core Policy 50 relating to Biodiversity and Geodiversity.

Biodiversity and Geodiversity Protection

Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure not net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services.

All development proposals shall incorporate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

Any development potentially affecting a Natura 2000 site must provide avoidance measures in accordance with the strategic plans or guidance set out in paragraphs 6.75-6.77 above where possible, otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the Natura 2000 network. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy.

Biodiversity enhancement

All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. Such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP) or River Basin/Catchment Management Plan, particularly through landscape scale projects, and be relevant to the local landscape character.

Local sites

Sustainable development will avoid direct and indirect impacts upon local sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:

- i. Cannot be reasonably avoided*
- ii. Are reduced as far as possible*
- iii. Are outweighed by other planning considerations in the public interest*
- iv. Where appropriate compensation measures can be secured through planning obligations or agreements.*

- 2.10 *Development proposals affecting local sites must take a reasonable contribution to their favourable management in the long term.*

3.0 Methodologies

Desk Study

- 3.1 The desk study methodology is based upon guidelines set out by the Chartered Institute of Environmental and Ecological Management (CIEEM, 2017). A data gathering exercise was undertaken to obtain any available information relating to statutory and non-statutory nature conservation sites and protected species (**Table 1**).

Table 1: Summary of information sources used for the Desk Study

Organisation / Source	Information Sought
Wiltshire and Swindon Biodiversity Record Centre (WSBRC)	Records of the presence of key protected and notable species and non-statutory wildlife sites within one kilometre of the site.
MAGIC	Locations of and citations for all national statutory wildlife sites, including SSSI, within one kilometre and all international sites including SAC, SPA or Ramsar sites within five kilometres of the site. Records of European Protected Species Licences and class licence returns within two kilometres.
Ordnance Survey Maps	Large scale habitat information and identification of off-site habitats which may require consideration (such as ponds) within 250 metres.

Ecological Assessment

Habitats

- 3.2 A site visit was undertaken on the 30th April 2024 by experienced ecologist Alex Hannam MCIEEM in partially cloudy and dry weather conditions, with light wind and an ambient temperature of 14°C. The survey employed techniques based on the UK Habitat Classification System.
- 3.3 An update site visit was undertaken on the 15th June 2026 by experienced ecologist Alex Hannam MCIEEM during predominantly sunny and dry weather, a light wind and ambient temperature of 22°C.
- 3.4 The collection of botanical information focused on the dominant and/or key indicator species for each habitat, to allow allocation of habitats to hierarchy levels 3 and/or 4 and where relevant to identify any priority habitats which are present on site.

Constraints

- 3.5 The trees on site had previously been unmanaged for a number of years. Between June 2023 and April 2024 management of the trees had resumed which included felling a horse chestnut, a number of small ornamental trees, leylandii trees along the northern boundary and significant reduction in height of the beech trees.

Protected species

- 3.6 The PEA included an assessment of the potential for habitats on or immediately adjacent to the site to support legally protected or conservation-notable species. The location and nature of any signs of the presence of protected species (such as droppings, footprints, burrows, etc.) were documented and mapped accordingly. Indicative survey methods for protected species are outlined below.

Badgers (Meles meles)

- 3.7 The site and where possible 30 metres outside the site boundary was assessed for its suitability to support badgers. A direct search was undertaken for evidence of badgers. Evidence includes
- Active or disused setts;
 - Diggings;
 - Latrines / dung pits;
 - Foraging ('snuffle holes');
 - Footprints; and
 - Badger hairs.

Bats

- 3.8 A preliminary roost assessment was undertaken by CL20 bat licence holder Alex Hannam MCIEEM (licence number available upon request) during the PEA. During the survey any evidence of bats such as droppings, urine staining, claw marks, feeding remains or bats themselves were recorded. An assessment of the potential of the building to support roosts was then made in line with Bat Conservation Trust (BCT) guidelines (2023) shown in **Table 2** below.

Table 2: Assessment of buildings to support roosting bats

Suitability	Criteria
None	No features on site likely to be used by any roosting bats at any time of the year
Negligible	No obvious features on site likely to be used by bats
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically.
Medium	A structure with one or more potential roost sites due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation significance.
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 and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts.

Emergence Surveys

- 3.9 Emergence Surveys were conducted on the main residential building in accordance with Bat Conservation Trust Best Practice Guidelines (Collins, 2023). Two surveys were completed on the main residential building on the 17th July and 7th August 2024, with these surveys updated with a single survey on the 18th June 2026. Surveyors were positioned around the building to ensure all elevations with features present were covered. A summary of the conditions of each survey is provided in **Table 3** below. Surveys were completed by bat licenced ecologists Alex Hannam, Louisa Standbrook-Jones, Des Purdy and Rebecca Oswin and assisted by experienced ecologists Jake Purchase, Jamie Palmer and Ewan Hitchcoe.

Table 3: Phase II Bat Survey Details

Date	Start and end times and time of sunset	Equipment used	Weather Conditions
17.07.24	Start: 20:58 End: 22:43 Sunset: 21:13	3x Echo Meter Touch 2 Pro 2x Canon XA11 camera paired with 1x 12 LED Infra-Red Illuminator flood light and 1x 96 LED Infra-Red Illuminator flood light.	Start: 16°C End: 14°C 0/8 cloud 0/12 wind Dry
Comments (to include # of surveyors used for each visit): 3 surveyors undertook this survey			
07.08.24	Start: 20:28 End: 22:13 Sunset: 20:43	3x Echo Meter Touch 2 Pro 1x Canon XA11 camera paired with 1x 12 LED Infra-Red Illuminator flood light and 1x 96 LED Infra-Red Illuminator flood light 1x Nightfox red camera paired with 2x Infra-Red Illuminator flood lights.	Start: 17°C End: 16°C 8/8 cloud 0/12 wind Dry
Comments (to include # of surveyors used for each visit): 3 surveyors undertook this survey			
18.06.26	Start: 21:10 End: 22:55 Sunset: 21:25	2 x Echo Meter Touch 2 Pro and 1 x Anabat Walkabout 1 x Canon XA11 camera paired with 1x 12 LED Infra-Red Illuminator flood light and 1x 96 LED Infra-Red Illuminator flood light 1 x Canon XA11 camera paired with 2 x 8 LED Infra-Red Illuminator flood lights 1x Pixfra Arc A613 thermal monocular	Start: 17°C End: 15°C 0/8 cloud 0/12 wind Dry
Comments (to include # of surveyors used for each visit): 3 surveyors undertook this survey			

- 3.10 The surveyors were equipped with Echo Meter Touch 2 Pro, Anabat Walkabout and Batscanner detectors and Canon XA11, Nightfox Red cameras with LED Infra-Red Illuminator flood lights and Pixfra Arc A613 thermal monocular as Night Vision Aids (NVAs). **Figures 1 to 5** show the coverage of the camera during the survey. Cameras were positioned next to the surveyors watching the building, once it became too dark to see the building the surveyors viewed the building through the camera display. Post survey any emergencies or suspected emergencies were then reviewed using a computer and VLC media player with the motion detector filter activated to aid footage review. Where necessary footage was slowed down and reviewed frame by frame.



Figure 1 and 2: Still from Infra-Red camera facing southeastern elevation in 2024 and 2026

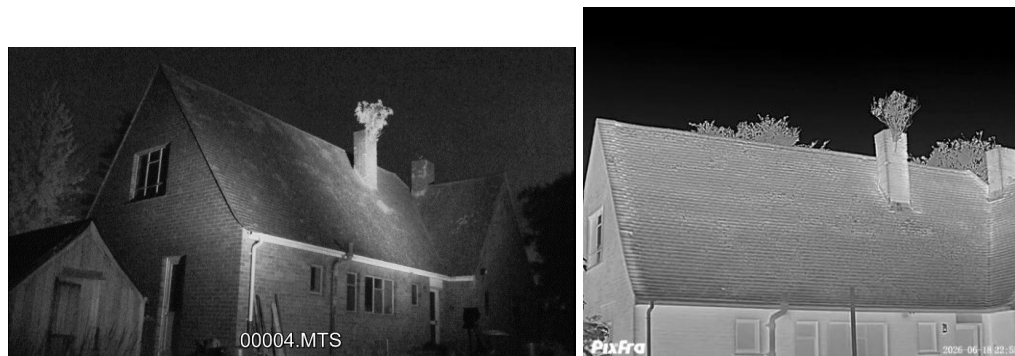


Figure 3 and 4: Still from Infra-Red camera facing north elevation in 2024 and thermal monocular in 2026



Figure 5: Still from Infra-Red camera facing western elevation in 2026

- 3.11 Bat sound analysis was undertaken using Anabat insight software to confirm the identity of the species recorded.

Trees

- 3.12 The majority of bat species roost within trees. Therefore, an assessment of trees recorded on site was undertaken identifying any Potential Roost Features (PRFs). The assessment was undertaken from the ground looking for features which may support bats such as cavities, crevices, and peeling bark. The assessment was based on BCT guidelines (Collins, 2023) shown below in **Table 4**.

Table 4: Guidelines for assessing the suitability of trees to support bat roosts

Suitability	Criteria
None	No PRFs on the tree or highly unlikely to be any present.
FAR	Further assessment required to establish if PRFs are present in the tree.
PRF	A tree with at least one PRF present

Foraging and commuting habitat

- 3.13 Bats use features in the landscape to navigate and also habitats may provide key foraging areas. Foraging and commuting habitat was assessed based on BCT guidelines (Collins, 2023) shown in **Table 5** below.

Table 5: Assessment of foraging/commuting habitat

Suitability	Criteria
None	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year
Negligible	No obvious habitat features on site likely to be used as flight paths or by foraging bats
Low	Suitable but isolated habitat that could be used by small numbers of bats
Medium	Continuous habitat connected to the wider landscape that could be used by bats
High	Continuous high-quality habitat that is well connected to the wider landscape and is likely to be regularly used bats.

Birds

- 3.14 Any habitat features, for example, scrub and trees, which could potentially be used by nesting birds, were surveyed and any nesting activity was noted. The habitat was also assessed regarding its potential for bird activity.

Great Crested Newts (Triturus cristatus)

- 3.15 Ponds within the vicinity of the site were noted and the potential of the land to act as a commuting route, shelter or foraging resource for great crested newts was assessed.

Hazel dormouse (Muscardinus avellanarius)

- 3.16 An assessment of the suitability of the habitat to support hazel dormouse was undertaken in accordance with The Dormouse Conservation Handbook (Bullion *et al*, 2025). Any small mammal feeding signs were checked and assessed, including:
- Examination of hazel nuts; and
 - Evidence of nest building.

Invasive species

- 3.17 During the survey any invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were noted

Invertebrates

- 3.18 An assessment was undertaken to assess the potential of the habitats recorded on site to support diverse communities of invertebrates, or any Biodiversity Action Plan (BAP) species. The assessment was based on the presence of a number of habitat features which may support important invertebrate communities such as:
- An abundance of deadwood;
 - Presence of diverse plant communities;
 - Presence of varied woodland structure and sunny woodland edge;
 - Presence of ponds or watercourses; and
 - Presence of free draining soil exposures.

Reptiles

- 3.19 Habitat features that could be suitable as hibernacula, foraging or basking areas were noted. Extant refugia were lifted and examined for evidence of reptiles, including sloughs (shed skins).

4.0 Results and Analysis

Designated Sites

Statutory Designated Site

- 4.1 The data search returned three records of international sites within five kilometres of the site boundary. The international statutory sites were designated as Special Areas of Conservation (SAC) and Special Protection Areas (SPA). The international statutory sites are:
- **River Avon (SAC):** The River Avon is a large lowland river system designated for its water courses of plain to montane levels with the *Ranunculus fluitantis* and *Callitriche-Batrachion* vegetation. Annex II species present include Desmoulin's Whorl snail (*Vertigo moulinsiana*), sea lamprey (*Petromyzon marinus*), brook lamprey (*Lampetra planeri*), Atlantic salmon (*Salmo salar*) and bullhead (*Cottus gobio*). This site is located 1.3 kilometres southwest of the proposed development.
 - **Salisbury Plain (SAC):** This designated site includes a variety of habitats ranging from heathscrub, and maquis, through dry, humid and improved grassland, to broadleaved, coniferous and mixed woodland. The primary reason for this site's designation is the presence of Annex I habitats: *Juniperus communis* formations on heaths or calcareous grasslands, semi natural dry grasslands and scrubland facies on calcareous substrates (*Festuco-Brometalia*). The latter are important orchid sites. Annex II species marsh fritillary butterfly (*Euphydryas aurina*) is also present on site. This site is located 2 kilometres east of the proposed development site.
 - **Porton Down (SPA):** This designated site is one of the largest areas of semi natural chalk grassland. It is designated due to its important populations of lichens, vascular plants and invertebrates and for its breeding stone curlews (*Burhinus oedicnemus*). There are also areas of scrub and woodland. This site is located 2 kilometres east of the proposed development.
- 4.2 Although outside the five kilometres search radius the site is located within the zone of influence of **Salisbury Plain SPA**. This site is the largest expanse of unimproved chalk grassland in northwestern Europe and comprises eight main National Vegetation Classification community types. The site represents 41% of Britain's chalk downland. The site also includes stands of woodland and scrub, as well as some agricultural land on its periphery. The majority of the site has been used for military training over the last century and has therefore not been subject to intensive farming. This site supports two Annex I species, including 10% of the national population of stone curlew and 1% of the population of hen harrier (*Circus cyaneus*). Salisbury Plain SPA is located 5.1 kilometres to the north of the site.
- 4.3 The data search returned two records of national sites within two kilometres of the site boundary. The national statutory sites were designated as Sites of Special Scientific Interest (SSSI). The national statutory sites are:

- **River Avon SSSI:** It is designated for the presence of Annex I habitats and Annex II species. The latter include Desmoulin's Whorl snail (*Vertigo moulinsiana*), sea lamprey (*Petromyzon marinus*), brook lamprey (*Lampetra planeri*), Atlantic salmon (*Salmo salar*) and bullhead (*Cottus gobio*). This site lies 1.3 kilometres southwest of the proposed development.
 - **Porton Meadows SSSI:** This 17.6 hectare area of chalk meadow lies 0.5 kilometres southwest of the proposed development.
- 4.4 The development site is within the 6.4-kilometre zone of influence for recreational pressure for Salisbury Plain SPA (Wiltshire Council 2018) as the proposed plans include the creation of an additional residential dwelling this has the potential to impact this designated site and mitigation measures will be required. These are discussed in **Section 5.0**.
- 4.5 The development lies within the catchment of the River Avon. While these sites are a significant distance from the proposed development, they are hydrologically linked therefore there is potential the proposed development will create impacts associated with an increase in phosphorus. Further information is provided in **Section 5.0**.

Non-Statutory Designated Sites

- 4.6 The data search returned records of three non-statutory designated sites within one kilometre of the site boundary. The non-statutory sites were designated as Local Wildlife Sites (LWS). The non-statutory sites are:
- **Porton Meadow – East LWS:** The site comprises two low lying species-rich flood meadows beside the river Bourne. The site was selected as it comprises semi-natural grassland sites with high species diversity. This site is located approximately 55 metres east of the proposed development.
 - **Idmiston Down – East LWS:** The site comprises improved calcareous grassland on a steep north-facing down. This site is located approximately 435 metres east of the proposed development.
 - **Idmiston Down LWS:** The site comprises a west-facing chalk down with unimproved calcareous grassland, mesotrophic grassland, dense scrub and tree planting. The site was selected as it comprises semi-natural grassland sites with high species diversity. This site is located approximately 715 metre north of the proposed development.
- 4.7 The development site is separated from Porton Meadow -East LWS by a number of residential dwellings, therefore it is considered sufficiently remote to avoid impacts associated with the construction or operational phase of the development. The other LWS are also considered to lie outside of the zone of influence of the LWS due to the intervening distance, urban areas between the sites and the scale of works proposed.

Ecological Assessment

Introduction

- 4.8 The results of the PEA are presented below. A habitat survey map is provided in **Appendix C**. The map illustrates the location and extent of the site surveyed, along with additional notable features.

Habitats

Surrounding habitat

- 4.9 Mistlebourne is located within the village of Porton, Wiltshire. The immediate surrounding area of the site comprises residential properties associated with the village. Outside the curtilage of Porton the surrounding land predominantly comprises agricultural land with some flood meadows associated with the River Bourne. The river is located approximately 110 metres from the site boundary at its nearest point.

Buildings

- 4.10 There are two buildings present on site. These are discussed further in the bat section of the report.

Artificial unvegetated surface

- 4.11 There is an area of gravel in the west of the site which forms the access to the site.

Vegetated garden

- 4.12 The majority of the site comprises a vegetated garden with short sward grass, ornamental shrubs, hedgerows and tree lines.
- 4.13 The grass within the garden is characteristic of modified or amenity grasslands (**Figure 6 and 7**), with a short sward of approximately five centimetres on average, and includes perennial rye-grass (*Lolium perenne*), Yorkshire fog (*Holcus lanatus*), cock's foot (*Dactylis glomerata*), creeping buttercup (*Ranunculus repens*), fescue (*Festuca* sp.), yarrow (*Achillea millefolium*), germander speedwell (*Veronica chamaedrys*), white clover (*Trifolium repens*), daisy (*Bellis perennis*), dandelion (*Taraxacum officinale*), primrose (*Primula vulgaris*), and field woodrush (*Luzula campestris*).



Figures 6 and 7. Vegetated Garden in the southern and northern sections of the site.

- 4.14 Ornamental shrubs are present in a border along the southern boundary of the site and immediately surrounding the residential property. Species recorded in the borders include geranium (*Geranium sp.*), rosemary (*Salvia sp.*), Spanish bluebell (*Hyacinthoides hispanica*), cotoneaster (*Cotoneaster sp.*), yew (*Taxus baccata*), clematis (*Clematis sp.*), garlic mustard (*Alliaria petiolata*) and lords and ladies (*Arum maculatum*).
- 4.11 There is potential that the cotoneaster recorded on site is (*cotoneaster horizontalis*) a species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). Recommendations regarding the management of this species is provided in **Section 5.0**.
- 4.12 Within the vegetated garden there are also remnants of vegetable patches. These areas have been colonised by low growing bramble (*Rubus fruticosus*), white dead nettle (*Lamium album*), bugle (*Ajuga reptans*), common nettle (*Urtica dioica*), thistle (*Cirsium arvense*) with some remnants of plants previously grown there including rhubarb (*Rheum rhabarbarum*) and strawberry (*Fragaria × ananassa*).

Tree line

- 4.13 A tree line is present along the northern boundary of the site (**Figure 8 and 9**). Species recorded include beech (*Fagus sylvatica*), which had been reduced in height, and leylandii (*Cupressus x leylandii*) which had been felled in September or October 2023. Other species included cherry (*Prunus sp.*), dogwood (*Cornus sanguinea*), holly (*Ilex aquifolium*), honeysuckle (*Lonicera periclymenum*), oak (*Quercus robur*) and elder (*Sambucus nigra*). The ground layer comprised the grassland associated with the vegetated garden, ivy (*Hedera helix*) and daffodils (*Narcissus sp.*) adjacent to the roadside. Prior to managing the hedgerow it was approximately five metres wide however following management the hedgerow is now approximately three metres wide.



Figures 8 and 9. Tree line along northern site boundary

Hedgerow

- 4.14 A native hedgerow is present along the western boundary of the site (**Figure 10**). Species recorded include box (*Buxus sempervirens*), Leylandii, beech, rose (*Rosa sp.*), hawthorn (*Crataegus monogyna*), bramble with a ground layer of ivy. The hedgerow is approximately two metres wide, with no gap between the base of the hedgerow and the ground and a continuous canopy.

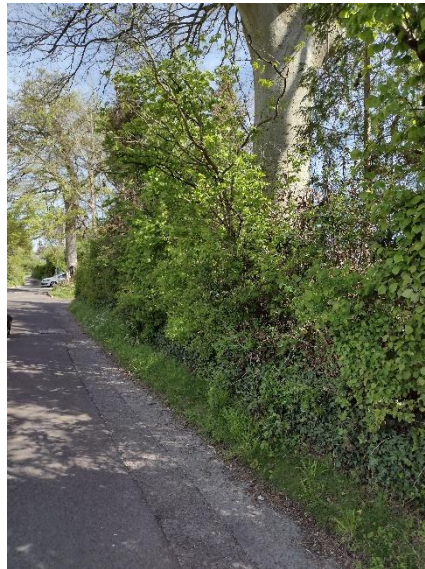


Figure 10: Hedgerow along western site boundary

Non-native ornamental hedgerow

- 4.15 A non-native ornamental hedgerow is present along the southern boundary of the site (**Figure 11**). This predominantly comprises Leylandii, with occasional holly and hazel (*Corylus avellana*) present in the western section of the hedgerow.



Figure 11: Non-native hedgerow along southern boundary

Scattered trees

- 4.16 Five scattered trees are present that are not associated with the hedgerows or tree lines. These include two mature beech trees denoting the corners of the plot on the western edge of the site, one leylandii cypress in the centre of the eastern site boundary and a beech and apple tree located in the ornamental planting in the south of the site. These trees are discussed further in relation to bats within the protected species section of the report.

Protected and/or notable species

Badgers

- 4.15 The WSBRC data search returned seven records for badger within one kilometre of the site.
- 4.16 During the survey no badger setts were recorded on site or within 30 metres of the site boundary. No signs of badger presence were recorded during the survey and are considered likely absent.

Bats

- 4.17 The WSBRC data search returned 98 records within one kilometre of the site between 1961 and 2020 for the following bat species:
- Bat species (*Chiroptera*)
 - Brown Long-eared (*Plecotus auritus*)
 - Common Pipistrelle (*Pipistrellus pipistrellus*)
 - Myotis species (*Myotis sp.*)
 - Noctule (*Nyctalus noctula*)
 - Pipistrelle bat (*Pipistrellus sp.*)
 - Serotine (*Eptesicus serotinus*)
 - Soprano pipistrelle (*Pipistrellus pygmaeus*)
- 4.18 The DEFRA run website MAGIC, was searched for a list of granted European Protected Species Licenses (EPSL's). No EPSLs were granted for bats within one kilometre of the site.

Buildings

Residential building (B1) – external inspection

- 4.19 The residential building (**Figure 12 and 13**) is a single storey brick building with metal window frames. The roof is steeply pitched and comprises clay roof tiles and ridge tiles, some of which are missing/ lifted especially on the eastern verge.
- 4.20 uPVC soffits and fascias are present which are in good condition and well sealed.



Figures 12 and 13: Residential building.

- 4.21 Two internal chimneys are present these are sealed with lead flashing.

Residential building (B1) – internal inspection

- 4.22 One large 'T' shaped roof void is present which measures approximately 14 metres in length, 7 metres in width and 3 metres in height at the apex. One metal framed window is present on the eastern elevation and one is also present on the southern elevation, both of which are well sealed and provide natural light into the void (**Figures 14 and 15**).



Figures 14 and 15: Eastern and southern section of the roof void

- 4.23 The roof comprises a typical truss structure, with a timber ridge beam. The roof is lined with bitumen felt.
- 4.24 Light was visible around the flashing of the chimneys indicating potential access/egress points into the void. Suitable roost features were present at the ridge beam, and in gaps above the wall plate. No signs of bats, including droppings, or feeding remains were recorded during the internal inspection.
- 4.25 The residential building (B1) has been assessed as having **moderate** potential to support roosting bats due to the presence of numerous potential crevice roosting features, suitable access/egress points and the sites location in suitable foraging and commuting habitat.

Timber shed – external inspection

- 4.26 A timber shed is present east of the residential dwelling (**Figure 16**). The building comprises timber elevations with a timber pitched roof. The roof has subsequently been covered by a tarpaulin to protect the building from water ingress.
- 4.27 Windows are present on the eastern and southern elevation. One of the panes on the southern elevation was broken.



Figure 16: Timber shed

Timber shed – internal inspection

- 4.28 Internally the roof was lined with chicken wire. Potential access was available above the door of the southern elevation and potential roost features were present at the ridge beam. However, the building was very light internally.
- 4.29 No signs of bats, including droppings, or feeding remains were recorded during the internal inspection.
- 4.30 The timber shed (B2) has been categorised as having **negligible** potential to support roosting bats. Whilst a low number of suitable access/egress points and roost features are present, there is a high ambient light level within the building and due to the construction of the building it is likely to experience extreme fluctuations in temperature throughout the day and seasons, therefore making the building less suitable for roosting bats.

Emergence Surveys

- 4.31 Two emergence surveys were conducted on the residential building in 2024 and one in 2026, the results are provided in **Appendix D** and summarised below.

17th July 2024 Emergence Survey

- 4.32 No bats were recorded emerging from the building during this survey.
- 4.33 Foraging and commuting activity by common pipistrelle bats was recorded by all surveyors from 21:35 until 22:05.
- 4.34 *Myotis (Myotis sp.)* bats were recorded foraging along the southern edge of the building intermittently from 22:11 until 22:27. A noctule was seen commuting at 21:21, and were heard but not seen at 21:40, 22:10 and 22:21. A serotine was seen commuting at 21:49, with two more being heard but not seen at 22:06 and 22:24. A single soprano pipistrelle was heard but not seen at 22:03.

7th August 2024 Emergence Survey

- 4.35 No bats were recorded emerging from the building during this survey.
- 4.36 Low levels of common and soprano pipistrelle foraging and commuting activity were recorded by all surveyors throughout the survey between 20:58 and 21:33. Foraging and commuting activity was recorded again between 22:03 and 22:10.
- 4.37 Serotine bats were heard but not seen at 21:20 and 21:35. A single myotis was heard but not seen at 21:13, and a noctule was heard but not seen at 22:04.

18th June 2026 Emergence Survey

- 4.38 No bats were recorded emerging from the building during this survey.
- 4.39 Foraging activity by common pipistrelle foraging was recorded by all surveyors throughout the survey between 21:57 and 22:31. Low levels of activity were also recorded for serotine and Myotis bats.

Summary

- 4.40 No bats were recorded emerging from the main building during the emergence bat surveys. Therefore, bat roosts are considered absent from the building and no further action is required.

Trees – Ground level inspection

- 4.41 A full assessment of the suitability of the trees recorded on site to support roosting bats was outside of the scope of the PEA.
- 4.42 However, a Ground Level Tree Assessment of the beech tree in the south eastern corner of the site did identify some potential suitable PRFs in the form of woodpecker holes, tears outs and branch collars on the eastern elevation of the tree.
- 4.43 The leylandii cypress on the eastern boundary of the site, apple tree and beech tree in the ornamental planting had no suitable roost features.
- 4.44 Current development proposals include retention of the two beech trees in the west of the site. However, should proposals change further assessment of these trees would be required.
- 4.45 Sensitive lighting included within the development design will avoid any impacts associated with lighting on these PRF's. This is discussed further in **Section 5.0**.

Foraging and commuting habitat

- 4.46 The site at Mistlebourne is considered to hold **moderate suitability** for foraging and commuting bats due to the presence of continuous habitat which is connected to the wider landscape and high quality bat foraging habitat off site along the River Bourne. During the emergence surveys of the residential building bats were recorded foraging and commuting across the site with activity dominated by common pipistrelle.

- 4.47 Recommendations to retain suitable habitats on site and maintain connectivity for foraging and commuting bats have been provided in **Section 5.0**.

Birds

- 4.48 WSBRC provided records for the following red list bird species of conservation concern that may be present on the site: greenfinch (*Chloris chloris*), herring gull (*Larus argentatus*), house martin (*Delichon urbicum*), house sparrow (*Passer domesticus*), linnet (*Linaria cannabina*), merlin (*Falco columbaris*), mistle thrush (*Turdus viscivorus*), spotted flycatcher (*Muscicapa striata*), starling (*Sturnus vulgaris*) and swift (*Apus apus*).
- 4.49 Records for any Annex 1 or Schedule 1 birds that may breed in the area were also returned and include: barn owl (*Tyto alba*), kingfisher (*Alcedo atthis*), peregrine (*Falco peregrinus*), and red kite (*Milvus milvus*). However, it is considered highly unlikely these species will utilise the site.
- 4.50 The hedgerows, tree lines, scattered trees and ornamental shrubs provide suitable nesting sites for birds. Further recommendations have been provided in **Section 5.0** to avoid impacts to nesting birds.

Great crested newts

- 4.51 The WSBRC data search returned one record of great crested newt presence within one kilometre of the site. The Defra run website, MAGIC, was searched for a list of granted EPSL's. There were also no records of granted EPSL's within one kilometres of the site and no positive class licence returns.
- 4.52 Following a review of Ordinance Survey maps no waterbodies were identified within 250 metres of the proposed development.
- 4.53 The site contains no aquatic habitat, suitable or otherwise, and contains very limited terrestrial habitat in the form of the hedgerows and tree lines that form the site boundaries and are not due to be impacted by the proposed works. The grass within the vegetated garden is of short sward with no tussocky structure.
- 4.54 Therefore, great crested newt are considered likely absent from the site and no further action is required.

Hazel dormouse

- 4.55 The WSBRC data search returned no records for hazel dormouse within one kilometre of the site. The Defra run website, MAGIC, was searched for a list of granted EPSL's with no records returned.
- 4.56 Connectivity across the site is limited to the southern and western boundary. However, the site is isolated within a residential area where it is considered highly unlikely that a viable dormouse population would be present.
- 4.57 The proposed development will utilise the existing access on the western boundary and whilst a break in the tree line on the northern boundary will be required to create an additional access into the site this tree line is already segregated from suitable dormouse habitat therefore there will be no loss in suitable dormouse habitat or connectivity.

- 4.58 Hazel dormouse are considered likely absent from the site, and if present, would not be impacted by the development proposals. Therefore, no further action is required.

Hedgehog

- 4.59 The WSBRC data search returned 28 records of hedgehogs within one kilometre of the site between 2002 and 2022.
- 4.60 The garden habitats on the site provides potential foraging areas for local hedgehog populations but there are minimal areas which would provide areas of shelter. Any development on the site will ensure hedgehogs can still commute through the site. This is discussed further in **Section 5.0**.

Invertebrates

- 4.61 The WSBRC data search returned 201 records of invertebrates within one kilometre of the site between 1971 and 2023. Of these records 28 are for species listed under the NERC act. No records for species protected under Schedule 5 of the Wildlife and Countryside Act 1981 were returned. During the assessment no habitats of particular note were identified therefore it is considered unlikely rare or notable invertebrates will be present on site.

Reptiles

- 4.62 The WSBRC data search returned 83 records of reptiles within one kilometre of the site. The species recorded on site include:
- Common lizard (*Zootoca vivipara*)
 - Slow-worm (*Anguis fragilis*)
- 4.63 The site holds limited suitability for reptiles due to the short sward height of the grassland. Suitable terrestrial habitat is limited to debris piles and the edge of the ornamental planting and hedgerows.
- 4.64 Recommendations are provided in **Section 5.0** to ensure reptiles are not harmed during habitat clearance works.

5.0 Requirements and Recommendations

Impacts and Required Mitigation for the Proposed Development

Salisbury Plain SPA

- 5.1 The proposed development site is located 2.1 kilometres from Salisbury Plain SPA and is within the 6.4 kilometre radius of the SPA identified in Wiltshire Council HRA and Mitigation Strategy for Salisbury Plain SPA (Reviewed 2018). The development includes the creation of an additional residential property therefore there is potential for impacts on the delicate habitats and protected species within the SPA through increased recreational pressure.
- 5.2 Specific mitigation measures for the SPA will include contributions to be paid towards the Stone Curlew Management Plan to continue to fund monitoring of stone curlew populations, visitor surveys, and support for landowners/managers. Contributions are collected through Community Infrastructure Levy (CIL) payments.
- 5.3 Mitigation to offset the potential impacts to the SPA will be sufficient to also offset the impacts on the Salisbury Plain SSSI.

River Avon SAC

- 5.4 The proposed development site lies within the River Avon catchment. Strategic mitigation is being delivered by Wiltshire Council on behalf of developers, provided that burdens are mitigated on site as far as practicable. The use of sustainable drainage systems (SuDS), water recycling and other water saving measures should be considered to reduce the overall impact of the proposal.

Bats

- 5.5 The site provides potential for foraging and commuting habitat for bats along the boundaries of the site. If any lighting is proposed, it should adhere to the following guidelines (ILP, 2023):
 - Not result in an increase of 1-3 lux on the boundary features.
 - LED luminaires should be used of a warm white spectrum (<2700 Kelvin) which will feature peak wavelengths higher than 500nm.
 - Internal luminaires should be recessed to reduce light spill outside the property.
 - Only luminaires with a negligible or zero upward light ratio, and with good optical control, should be considered.
 - Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt.
 - Where appropriate, external security lighting should be set on motion sensors and set to as short as possible.
 - No lighting will be directed onto the PRFs identified on the mature beech tree in the southwestern corner of the site.

Birds

- 5.6 The hedgerows, tree lines, scattered trees and ornamental shrubs within the site may provide habitat for nesting birds. It is an offence under the Wildlife and Countryside Act 1981 (as amended) to take, damage or destroy the nest of any wild bird while that nest is in use. Any vegetation clearance required must be scheduled to avoid peak bird nesting season (1st March to 31st August, although this will vary between species and local conditions) to avoid contravention of protected species legislation; unless inspection by an ecologist concludes that there are no nesting birds present immediately prior to the commencement of works.
- 5.7 If the presence of nesting birds is confirmed, a 5-metre buffer will be implemented and no works will be permitted within this buffer. Works will be able to proceed once the young birds have fledged the nest of their own accord.

Hedgehogs

- 5.8 Hedgehogs are listed as a UK 'Priority Species' under S41 of the NERC Act (2006). The hedgerows provide foraging habitat for hedgehogs and will be largely retained which will maintain habitat for this species.
- 5.9 Furthermore, the Ministry of Housing, Communities and Local Government Guidance on the Natural Environment (2019) states that developments should provide safe routes for hedgehogs between different areas of habitat as a measure to secure biodiversity net gain. The boundary fences will therefore be permeable to hedgehogs, with the use of 13x13 centimetres ground level access holes which can be built into the gravel boards.

Reptiles

- 5.10 The site holds limited suitability for reptiles due to the short sward height of the grassland. Suitable terrestrial habitat is limited to debris piles and the edge of the ornamental planting and hedgerows. It is recommended that the existing management regime of the site continues until the site is developed to ensure the short sward grassland remains unsuitable for reptiles.
- 5.11 Any clearance of the tree lines or removal of debris piles should be undertaken following a precautionary method of works under the supervision of a suitably qualified ecologist. This will include habitat manipulation using a two-phase strim and push methodology to encourage reptiles to move out of the construction zone of their own accord. This must be completed during the reptile active season (March to October, dependant on temperatures). This will involve an initial reduction of the onsite vegetation height to approximately 15 centimetres, followed by reduction of reptile habitats down to ground level. Strimming will be undertaken towards the retained grassland areas. If any reptiles are found, they will be moved to the construction area by a suitably qualified ecologist.
- 5.12 Dismantling of debris piles will be undertaken by hand and any reptile encountered will be moved outside the construction area by a suitably qualified ecologist.

Enhancement Measures for the Proposed Development

- 5.13 In accordance with the Natural Planning Policy Framework (NPPF, 2023) whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.
- 5.14 The Environment Act 2021 includes the requirement for developments to provide 10% biodiversity net gain, to be evidenced with the use of the statutory metric. Details regarding this will be provided in the Biodiversity Net Gain Assessment report (Pro Vision, 2026).
- 5.15 Enhancement measures have been included within the development and are shown on the landscape plan for the development. This includes
- Integral swift bricks, which can also be used by house sparrows, incorporated under the eaves on the western elevation of each of the new residential dwellings.
 - The new residential buildings will include integrated bat bricks. The bricks will be placed on the southern elevations at the eaves. Each house will incorporate a bat brick.
 - Gains in biodiversity can be improved with the inclusion of hedging between housing plots.

6.0 References and Bibliography

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Oldham R.S., Keeble J., Swan M.J.S. & Jeffcote M. (2000). *Evaluating the suitability of habitat for the Great Crested Newt (Triturus cristatus)*. *Herpetological Journal* 10(4), 143-155.

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UKHab Ltd (2023). UK Habitat Classification Version 2.0 (at <https://www.ukhab.org>)

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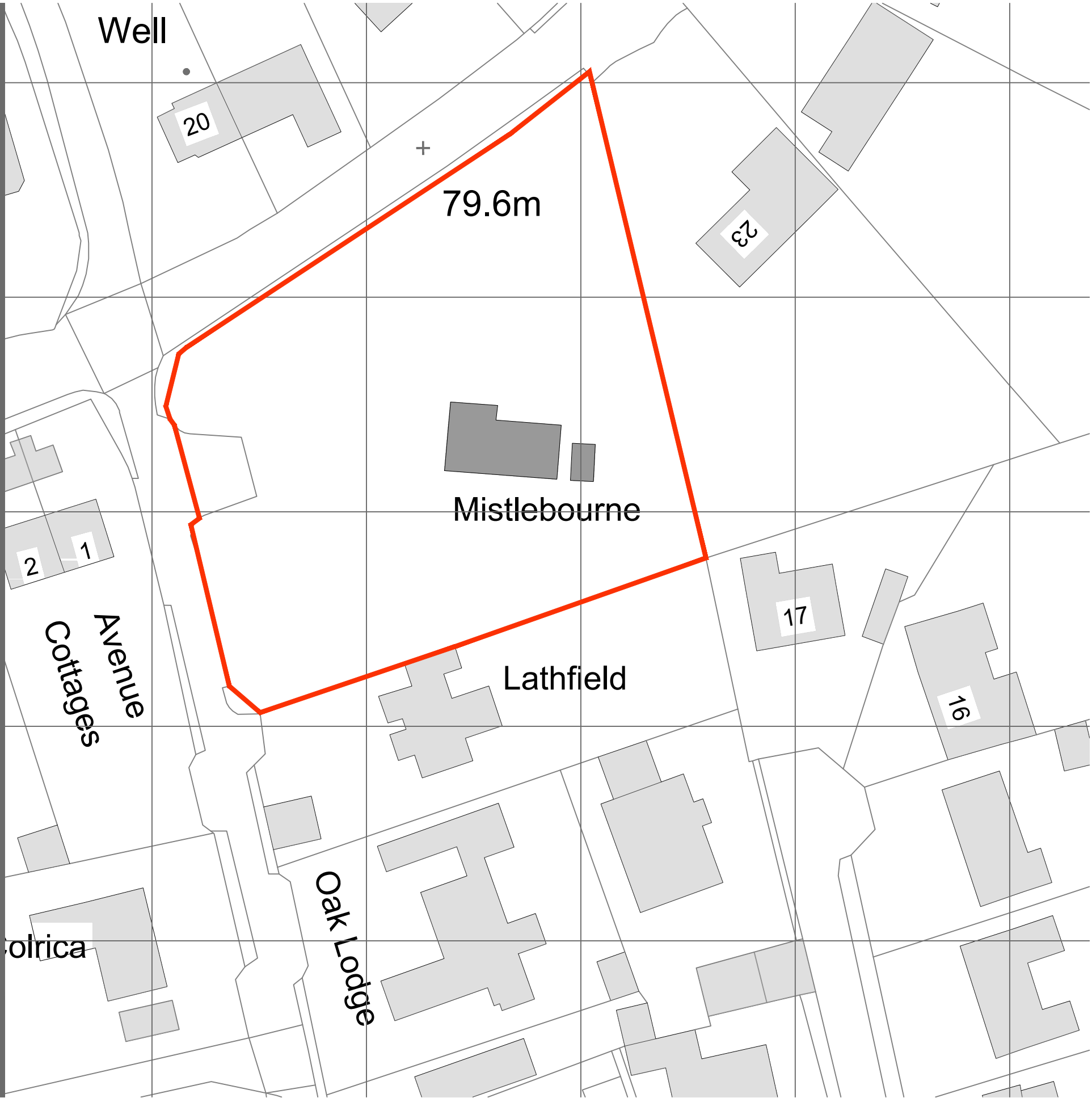
Wiltshire and Swindon Biological Records Centre (2024). WSBRC Ref: 20240502_3_PV

Appendices

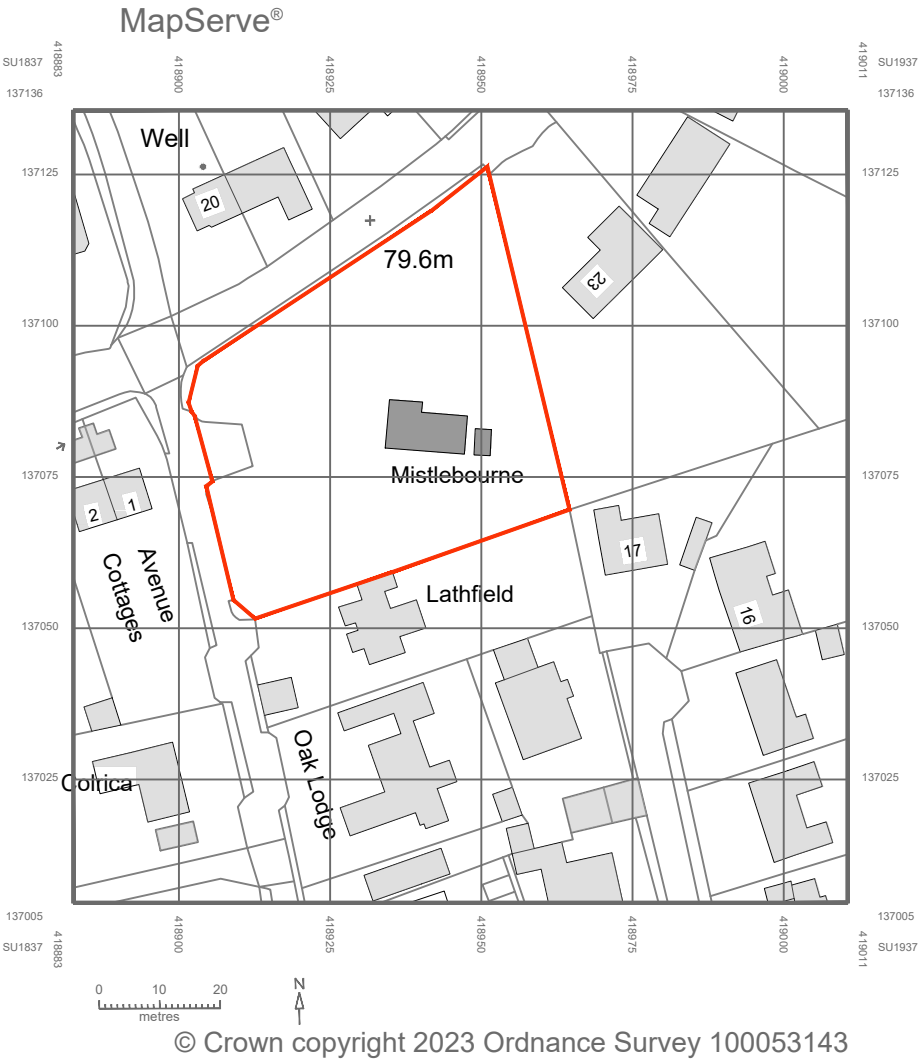
Appendix A: Site Location

Mistlebourne

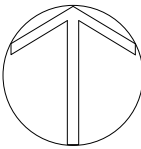
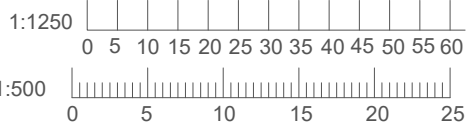
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Existing Site plan 1:500



Site Location plan 1:1250



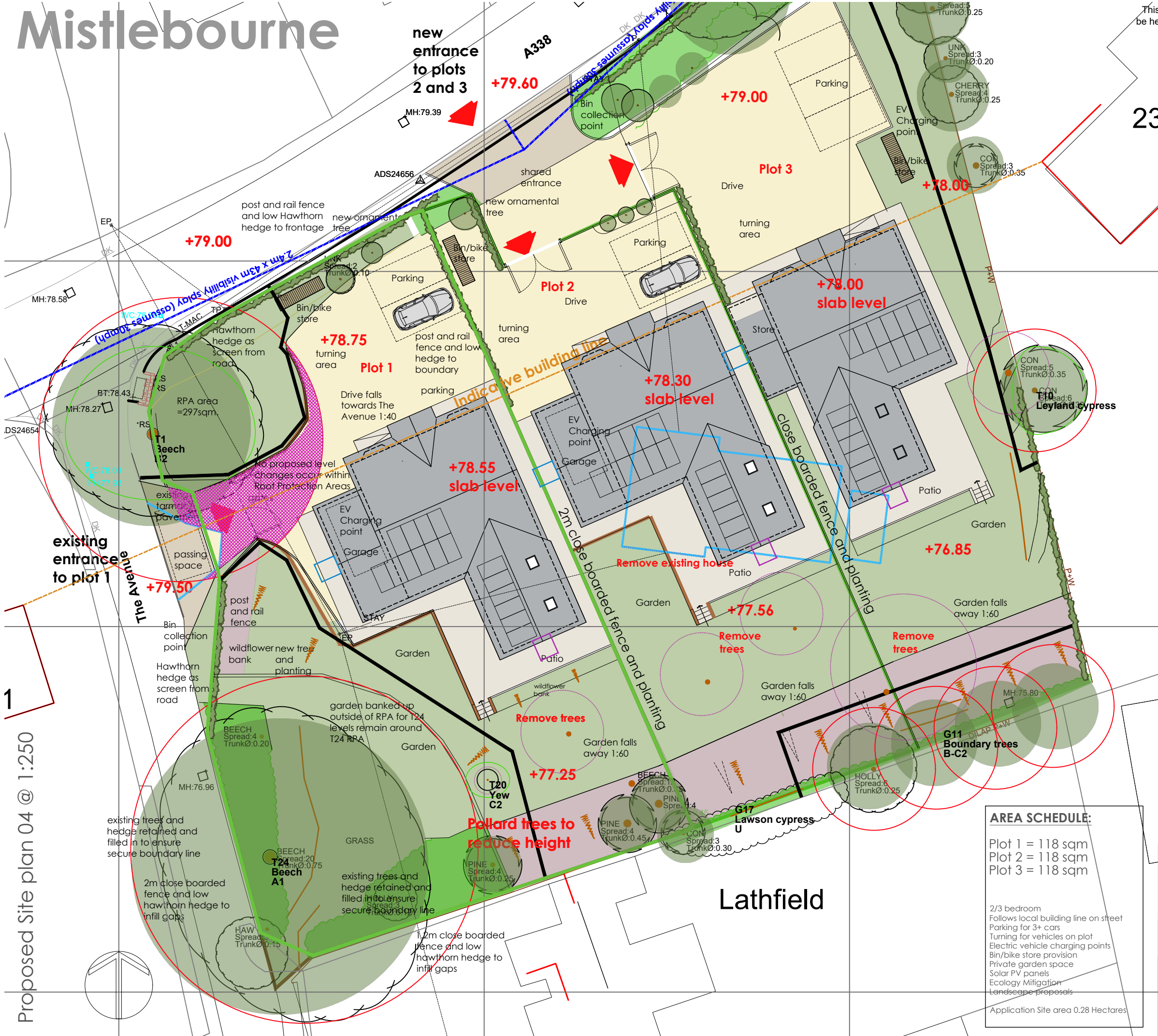
Client: Bluestone Homes		Planning	
Project: Mistlebourne, The Avenue, Porton, Salisbury, SP4 0NT		Drawing No: 436-02-041	Revision:
Title: Existing Site plan	Drawn: nb	Scale: 1:500 & 1250 @α3	First Issue: July 2026

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Appendix B: Proposed Plans

Mistlebourne

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Landscape Key

Stone sett to access - shared surface

'South Cerney' shingle gravel to drive area

lawn to gardens

paving to patios and path. Indian sandstone paving

timber sleepers to edging levels and steps

2m close boarded timber fence around boundary and between plots

Hawthorn hedgerow

banked areas with wildflower mix

new tree planting around frontage and along southern boundary.

Tree Root area

Protection fencing line

Minimum area where care is needed when removing the existing hard surfacing

Implementation & Maintenance:

- All planting will be completed in the first planting season following completion of the dwelling
- Any plant failures within 5 years will be replaced on a like-for-like basis
- Hawthorn hedge to be trimmed annually to maintain height and density

Ecology enhancements:

Integral swift bricks, which can also be used by house sparrows, can be incorporated under the eaves on a suitable elevation on one of the new residential dwellings. North, North East or East.

- The new residential building can include integrated bat brick. The bricks should be placed on the southern elevations at the eaves without being placed above windows. The number of integral bricks/tiles provided across the development should equal half the number of residential units being delivered.
- Gains in biodiversity can be improved with the inclusion of hedging between housing plots.
- Bee bricks can be incorporated in the residential properties closest to the areas of enhanced grassland.



AREA SCHEDULE:

Plot 1 = 118 sqm
Plot 2 = 118 sqm
Plot 3 = 118 sqm

2/3 bedroom
Follows local building line on street
Parking for 3+ cars
Turning for vehicles on plot
Electric vehicle charging points
Bin/bike store provision
Private garden space
Solar PV panels
Ecology Mitigation
Landscape proposals

Application Site area 0.28 Hectares

Client: Bluestone Homes		Planning	
Project: Mistlebourne, The Avenue, Porton, Salisbury, SP4 0NT		Drawing No: 436-02-048	Revision: /
Title: Proposed landscape plan	Drawn: nb	Scale: 1:250 @a3	First Issue: July 2026
Check:			

bircharchitects

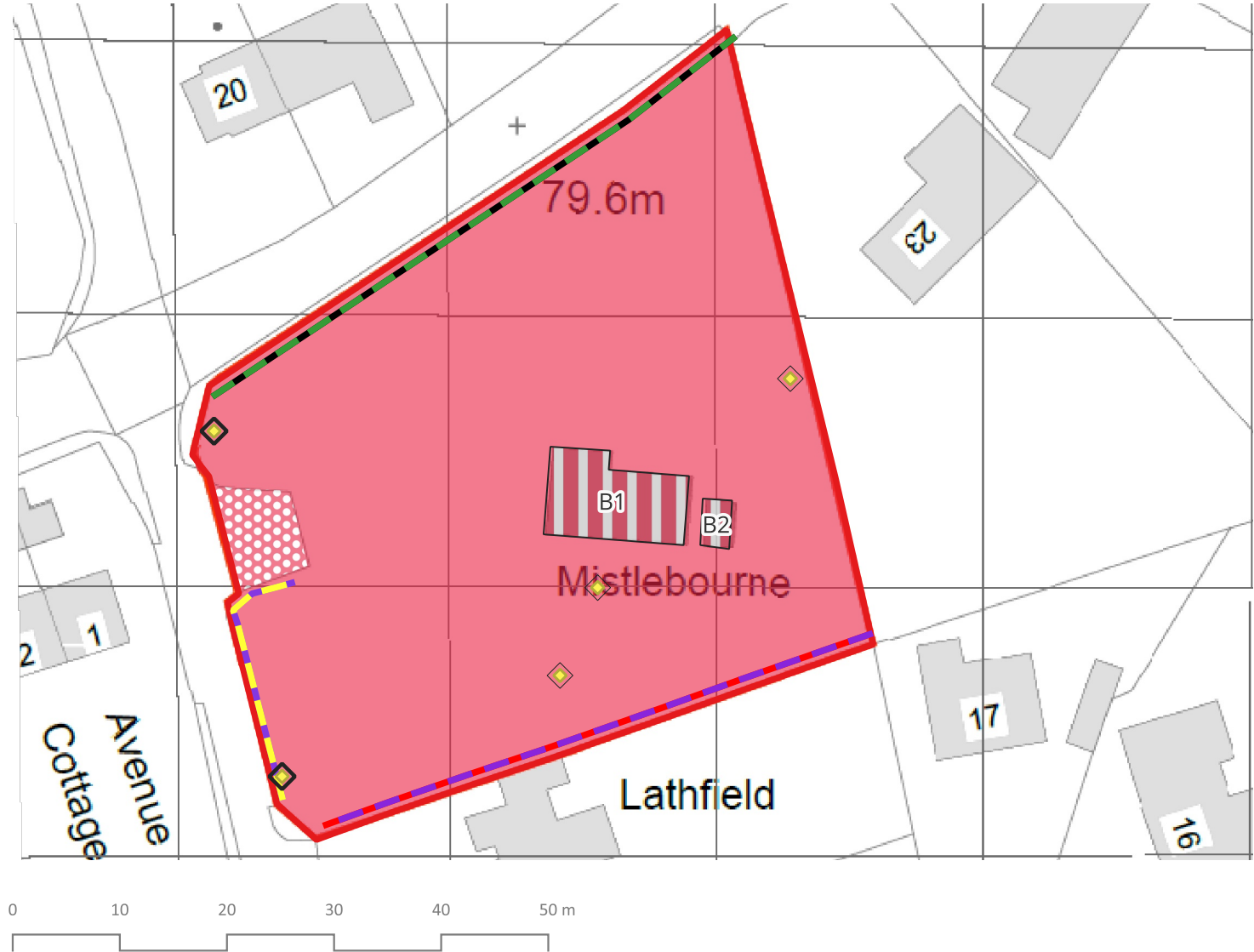
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Proposed Site plan 04 @ 1:250

Appendix C: Habitat Map

The plan shown here is for the purpose of supporting a planning application only. Only scale from this drawing for the purposes of determining a planning application. Do not scale from this drawing for construction purposes.

The proposal presented here is subject to review by specialist consultants, and is to be read in conjunction with all relevant specialist's drawings and information where available. Any discrepancies between this and any other consultant's drawings and information should be reported to Pro Vision immediately.



Legend

- Red Line Boundary
- Existing Large Urban Tree
- Existing Medium Urban Tree
- Non-native and ornamental hedgerow
- Line of trees
- Native hedgerow
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Vegetated garden

ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	23/07/26	Map created	AH	U

CLIENT:	Bluestone homes		
PROJECT:	Mistlebourne		
DRAWING:	Habitat Map	1:600	
NUMBER:	9183-XX-E0-01	A4	
ISSUE:	v1	23.07.26	

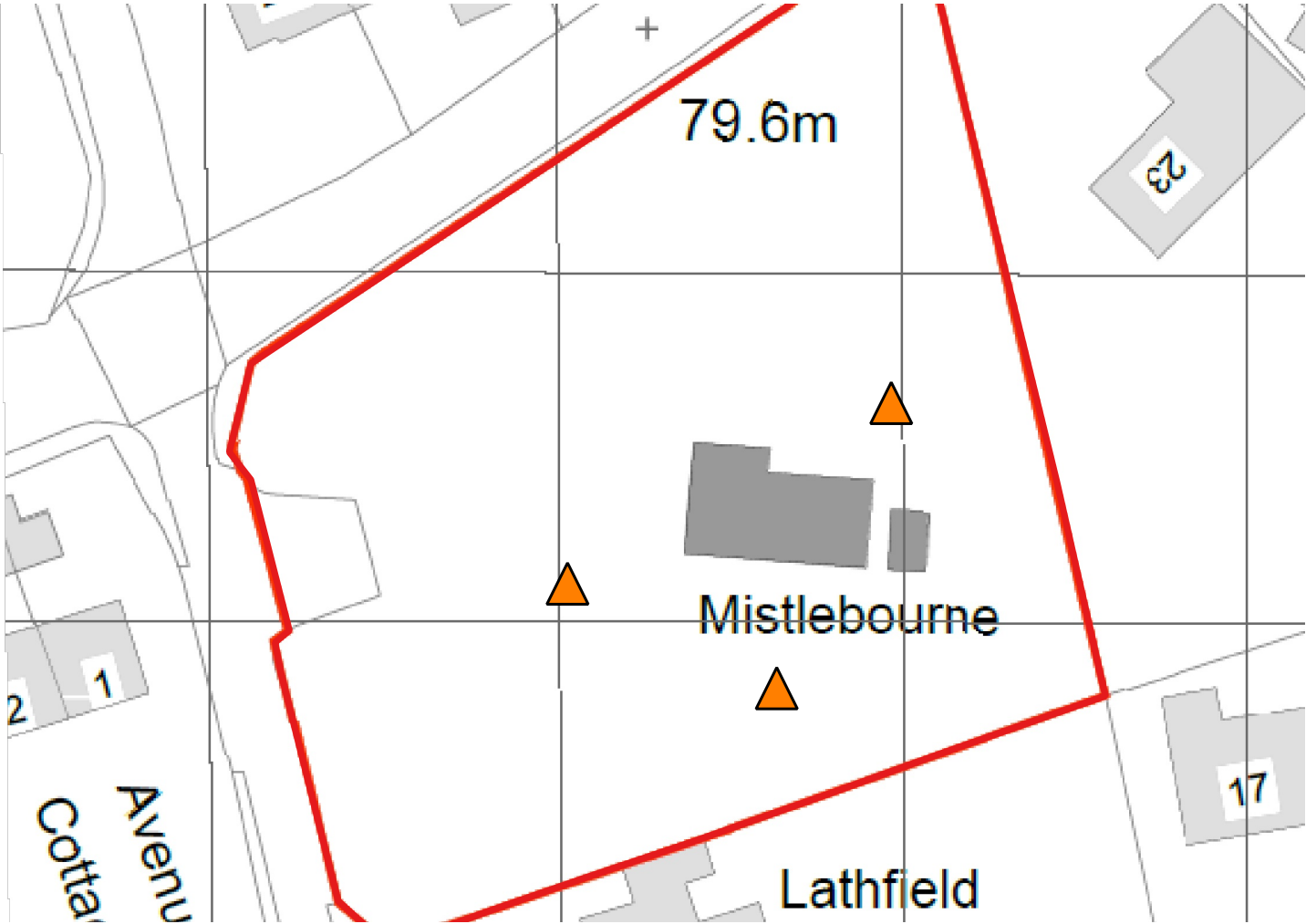
Appendix D: Emergence Survey Results

The plan shown here is for the purpose of supporting a planning application only. Only scale from this drawing for the purposes of determining a planning application. Do not scale from this drawing for construction purposes.

The proposal presented here is subject to review by specialist consultants, and is to be read in conjunction with all relevant specialist's drawings and information where available. Any discrepancies between this and any other consultant's drawings and information should be reported to Pro Vision immediately.

Legend

-  Red Line Boundary
-  Surveyor location



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	22.07.26	First issue	AH	LSJ

CLIENT:	Bluestone homes		
PROJECT:	Mistlebourne		
DRAWING:	Emergence Surveyor Positions	1:500	
NUMBER:	9183-XX-E0-02a	A4	
ISSUE:	v1	23.07.26	

Mistlebourne

17th July Emergence Survey

Date:	17.07.24	Surveyors:	Alex Hannam, Jake Purchase and Ewan Hitchcoe
Time	Species	Description	
21:13	Common pipistrelle	Heard not seen - commuting	
21:21	Noctule	Commuting south to north over site	
21:22	Noctule	Heard not seen - commuting	
21:24	Soprano pipistrelle	Heard not seen - commuting	
21:35	Common pipistrelle	Commuting south to north then west	
21:39	Common pipistrelle	Commuting west to east along southern elevation	
21:39	Soprano pipistrelle	Heard not seen	
21:40	Common pipistrelle	Commuting south to north then west	
21:40	Noctule	Heard not seen	
21:44	Common pipistrelle	Foraging along southern and northern elevation	
21:46	Common pipistrelle	Foraging along southern and northern elevation	
21:47	Serotine	Commuting west to east	
21:50	Common pipistrelle	Foraging along southern elevation - intermittently	
21:55	Serotine	Commuting east to west	
22:00	Common pipistrelle	Northwest to southeast over eastern gable	
22:06	Serotine	Heard not seen - commuting	
22:10	Noctule	Heard not seen - commuting	
22:11	Myotis spp	Foraging along southern elevation	
22:12	Myotis spp	Foraging along southern elevation	
22:20	Myotis spp	Heard not seen - Foraging along southern elevation	
22:27	Myotis spp	Heard not seen - Foraging along southern elevation	
22:34	Common pipistrelle	Foraging along southern elevation	

Mistlebourne

7th August Emergence Survey

Date:	07.08.24	Surveyors:	Louisa Standbrook-Jones, Rebecca Oswin and Ewan Hitchcoe
Time	Species	Description	
20:58	Common pipistrelle	Foraging in southwest corner of garden until 21:05	
21:07	Soprano pipistrelle	Heard not seen - brief	
21:09	Common pipistrelle	Commuting eastwards above house	
21:10	Soprano pipistrelle	Flew south to north past eastern end of house	
21:12	Common pipistrelle	Heard not seen - foraging, brief	
21:13	Myotis spp	Heard not seen - faint, brief	
21:14	Common pipistrelle	Foraged over house	
21:15	Common pipistrelle	Foraging in southwest corner of garden	
21:17	Soprano pipistrelle	Foraging north to northwest around building	
21:20	Serotine	Commuting eastwards above house	
21:31	Common pipistrelle	Heard not seen - brief	
21:33	Soprano pipistrelle	Heard not seen - foraging	
21:35	Serotine	Heard not seen - foraging	
22:03	Common pipistrelle	Heard not seen - social call	
22:04	Noctule	Heard not seen - faint, brief	
22:05	Common pipistrelle	Heard not seen - foraging	
22:10	Common pipistrelle	Heard not seen - faint	

22:42	Common pipistrelle	Foraging along southern elevation
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Mistlebourne

18th June Emergence Survey

Date:	18.06.26	Surveyors:	Alex Hannam, Jamie Palmer and Des Purdy
Time	Species	Description	
22:05	Noctule	Heard not seen, commuting off-site	
22:06	Noctule	Heard not seen, commuting off-site	
22:08	Noctule	Heard not seen, foraging off-site	
22:09	Common pipistrelle	Commuting east to west over the garden in the north of site	
22:09	Serotine	Commuting west to east over the trees south of the building	
22:11	Serotine	Commuting west to east over the trees south of the building	
22:10	Common pipistrelle	Commuting east to west over the garden in the north of site	
22:15	Noctule	Commuting, heard not seen	
22:16	Common pipistrelle	Foraging above the garden	
22:17	Common pipistrelle	Foraging over the garden	
22:17	Noctule	Foraging off-site	
22:20	Common pipistrelle	Foraging, heard not seen away from the garden	
22:23	Soprano pipistrelle	Foraging, heard not seen away from the garden	
22:35	Common pipistrelle	Commuting, heard not seen away from the garden	
22:38	Myotis	Heard not seen foraging	
22:50	Soprano pipistrelle	Foraging along the north elevation of the building	
22:50	Myotis	Heard not seen	
22:53	Serotine	Commuting along the north elevation of the building	