

Furze Farm

Bat Report

Prepared on behalf of Mark Lucas

September 2026

**Furze Farm
Ecology 9148
Version 01**

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1.0 Executive Summary

- 1.1 The Client is proposing the conversion of the existing barn at Furze Farm, Landford, Sherfield English, SP5 2BD. Pro Vision were commissioned to provide the ecological assessment for this application.
- 1.2 There was one building present within the site boundary which was a single storey timber clad building.
- 1.3 The building was assessed in accordance with Bat Conservation Trust (BCT) guidance (Collins, 2023) by Dr Jonty Denton (2026). The building was identified as a bat roost for long-eared bats due to the presence of droppings within the roof void. The building also had the potential to support crevice roosting bats due to a number of potential roost features externally.
- 1.4 Three emergence surveys have been completed on the building on the 10th June, 8th July and 5th August 2026. Four emergence locations were recorded from the building during the surveys with low numbers of common pipistrelle, soprano pipistrelle and long-eared bats present. The building is therefore considered to support day roosts for all three species. Proposals are limited to conversion of the existing building with no impacts to the roosts identified. Recommendations have been provided in **Section 5.0** to ensure there are no indirect impacts on the roost once the building is converted.
- 1.5 The site 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 Dr Jonty Denton undertook a Preliminary Roost Assessment in February 2026.
- 2.2 Pro Vision Ecology were commissioned in April 2026 to undertake subsequent emergence surveys at Furze Farm, Landford, Sherfield English, SP5 2BD. For the Site location refer to **Appendix A**. This report will contribute to a forthcoming planning appeal to be submitted by the Client for the conversion of the stable building (**Appendix B**).
- 2.3 This report summarises the findings of the emergence surveys. The results set out within this report are valid for eighteen months from the issue date.

Site Description

Surrounding area

- 2.4 The application site is located in Plaitford, a village comprising a mix of residential dwellings with agricultural properties interspersed. The wider landscape comprises arable fields with areas of scattered woodland, as well as a small number of watercourses.

Development Site

- 2.5 The site itself comprises a stable building.

Brief

- 2.6 To conduct emergence surveys of the stable building at Furze Farm to inform the Client of any ecological implications of their proposals and advise them of mitigation and enhancements.

Relevant Legislation

- 2.7 Bats are listed in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species 2017. They are afforded full protection under Section 9(4) of the Act and Regulation 41 of the Regulations. These make it an offence, inter alia, to:
- deliberately capture, injure or kill any such animal;
 - deliberately disturb any such animal, including in particular any disturbance which is likely:
 - to impair its ability to survive, breed, or rear or nurture their young;
 - to impair its ability to hibernate or migrate;
 - to affect significantly the local distribution or abundance of that species; or
 - damage or destroy a breeding site or resting place of any such animal; or
 - intentionally or recklessly disturb any of these animals while it is occupying a structure or place that it uses for shelter or protection; or
 - intentionally or recklessly obstruct access to any place that any of these animals uses for shelter or protection.
- 2.8 In addition, five British bat species are listed on Annex II of the Habitats Directive. These are:
- Greater horseshoe bat (*Rhinolophus ferrumequinum*);
 - Lesser horseshoe bat (*Rhinolophus hipposideros*);
 - Bechstein's bat (*Myotis bechsteinii*);
 - Barbastelle (*Barbastella barbastellus*);
 - Greater mouse-eared bat (*Myotis myotis*).
- 2.9 In certain circumstances where these species are found the Directive requires the designation of Special Areas of Conservation (SACs) by EC member states to ensure that their populations are maintained at a favourable conservation status. Outside SACs, the level of legal protection that these species receive is the same as for other bat species.

3.0 Methodologies

Desk Study

- 3.1 A data-gathering exercise was undertaken to obtain records of the presence of bat species within two kilometres of the site. A search was undertaken to obtain records of granted European Protected Species Licences (EPSLs) within two kilometres of the development, using the Defra interactive website MAGIC.

Emergence Surveys

- 3.2 Emergence surveys were conducted in accordance with the Bat Conservation Trust Best Practice Guidelines (Collins, 2023). Three surveys were completed on the stables on the 10th June, 8th July and 5th August 2026. Three surveyors were positioned around the stable. A summary for the conditions for each survey is provided in **Table 1** below.
- 3.3 Surveys were completed by bat licenced ecologists Alex Hannam, Matthew Norris-Hill and Des Purdy (licence number available on request) assisted by David Casson and Lisa Sharp.

Table 1: Phase II Bat Survey Details

Date	Start and end times and time of sunset	Structure	Equipment used	Weather Conditions
10.06.26	Start: 21:04 End: 22:51 Sunset: 21:21	Stables	3 x Echo meter Touch 2 Pro 1 x Anabat Walkabout 1x Canon XA11 camera paired with two 8 LED Infra-Red Illuminator flood lights 1 x Nightfox Whisker with with two infra-red illuminator light 2x Pixfra Arc	Start: 11.9°C End: 9.5°C 0/8 cloud cover 1/12 wind
Comments: 3 surveyors undertook this survey.				
08.07.26	Start: 21:07 End: 22:52 Sunset: 21:22	Stables	3 x Echo meter Touch 2 Pro 1 x Anabat Walkabout 1 x Guide TK612 Gen 2 Thermal camera	Start: 27°C End: 21°C 0/8 cloud cover 0/12 wind Dry

Date	Start and end times and time of sunset	Structure	Equipment used	Weather Conditions
			1 x Nightfox Whisker with two infra-red illuminator light 1x Pixfra Arc	
Comments: 3 surveyors undertook this survey.				
05.08.26	Start: 20:30 End: 22:15 Sunset: 20:45	Stables	2 x Echo meter Touch 2 Pro 2 x Anabat Walkabout 1 x Guide TK612 Gen 2 Thermal camera 2x Pixfra Arc A63	Start: 18°C End: 16°C 0/8 cloud cover 0/12 wind Dry
Comments: 3 surveyors undertook this survey.				

- 3.4 The surveyors were equipped with Echo Meter Touch 2 Pro and Anabat walkabout detectors. Canon XA60, Nightfox whiskers and Pixfra ARC and Guide TK12 Gen 2 thermal Cameras with LED Infra-Red Illuminator flood lights as Night Vision Aids (NVAs) were used. **Figures 1-3** show the coverage of the cameras 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.
- 3.5 Bat sound analysis was undertaken using Anabat Insight software to confirm the identity of the species recorded.



Figure 1: Southern elevation of the stable.



Figure 2: Northwestern elevation of the stable.



Figure 3: Northeastern elevation of the stable.

Survey Constraints

- 3.6 Due to large similarities between their calls bats in the *Myotis* genus are difficult to identify to species level using sound analysis alone. *Myotis* bats were therefore simply identified down to genus level and recorded as such.

4.0 Results and Analysis

Desk Study

- 4.1 The Defra run website, MAGIC, was consulted for a list of granted EPSLs. Five records of granted EPSLs within two kilometres of the site were noted for common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), serotine (*Eptesicus serotinus*) and brown long-eared bats (*Plecotus auritus*). The closest of which allowed for the destruction of a maternity roost and a day roost for at least one of the listed species located 700 metres north of the site boundary.
- 4.2 The presence of bat records in the area indicate that bats might use the site for foraging, commuting, and roosting if suitable habitat and roosting locations are present.

Preliminary Roost Assessment

Building 1 - External Inspection

- 4.3 The stable building underwent a PRA assessment in February 2026 by Jonty Denton (Furze Farm, Phase one bat survey, 2026) and the building remains in the same condition. The building is a timber wooden clad C-Shape structure with an opening to the south. The roof is comprised of slate tiles on top of plywood. Windows were present on the southern aspect which were lined with UVPC (**Figure 1**). There are a few gaps present within the cladding which could create potential roosting features for crevice dwelling species.



Figure 1: External aspect of the stable

- 4.4 There is one void present which spans the building and is lined with insulation and planks allowing access throughout. Timber trusses are present as well as timber beams and felt lining. Droppings were located within the void scattered under the ridge beams which were typical of long-eared bats.

Summary

- 4.5 Lifted and missing tiles are present on the roof of the building, some of the tiles are curved, creating small crevice features. There are also gaps in the wooden cladding creating further features, creating a high potential to support roosting bats. Droppings indicative of long-eared bats were present in the roof void of the building confirming the presence of a bat roost.
- 4.6 Therefore, further emergence surveys were carried out to classify the roost.

Emergence Surveys

- 4.7 Three emergence surveys were conducted on the stables at Furze Farm. The results are provided in **Appendix C** and summarised below.

10th June Dusk Emergence

- 4.8 No bats were recorded emerging from the building during this survey.
- 4.9 Activity was low throughout the survey, with only six calls noted on the southern elevation. Activity was slightly higher on the northern elevation with multiple bats using the tree line for foraging. The majority of calls were from common pipistrelle followed by soprano pipistrelle. The first bats were two common pipistrelles which were foraging around the trees at the edge of the site from 21:35 until 21:41. Other species recorded included noctule at 22:25, a barbastelle (*Barbastella barbastellus*) was heard and not seen at 22:33 and a long-eared which was heard and not seen on the southern elevation at 22:35.

8th July Dusk Emergence

- 4.10 Three bats were recorded emerging from the building during this survey. The first was an unknown pipistrelle which emerged from a missing board at the eaves on the northwestern corner at 21:40 (**Figure 2**).



Figure 2: Pipistrelle emergence on the north west corner

- 4.11 The second was a common pipistrelle at 22:13 which emerged from the eastern eave at the centre of the western gable and the third was a long-eared at 22:29 from the apex of the eastern southern gable (**Figure 3**).



Figure 3: Common pipistrelle emergence in red and long-eared emergence in blue

- 4.12 Activity was moderate during this survey, with a higher level of activity noted on the southern elevation. Activity on this elevation mostly comprised common pipistrelle, soprano pipistrelle and noctule (*Nyctalus noctula*) with peak activity between 21:22 and 22:29. One other long-eared call was also picked up on this elevation at 22:46 as well as a serotine at 22:45. Activity on the northern elevation was mostly confined to common pipistrelle and noctules foraging and commuting from 21:34 until 22:24 with only three calls between 22:24 and the end of the survey. Other species noted included a long-eared at 22:00 and a serotine at 22:01. 22:31 and 22:46.

5th August Dusk Emergence

- 4.13 Two bats were recorded emerging from the building during the third emergence survey. The first was a soprano pipistrelle from the cladding on the western gable at 20:54. The second emergence was a common pipistrelle from the east facing eaves of the western gable at 21:19, the same location as the previous survey.



Figure 4: Common pipistrelle emergence in red and soprano pipistrelle emergence in green

- 4.14 Activity levels were moderate with a similar pattern to the first two surveys. The majority of species seen/heard were common pipistrelle between 21:04 and 22:14. Other species recorded during this survey included a long-eared bat which was heard not seen at 21:54, a *Myotis* sp at 22:07 and a noctule at 22:00.

Summary

- 4.15 A total of five bats were recorded emerging from the building during the surveys, confirming that the stable is a day roost for common pipistrelle, soprano pipistrelle and long-eared bats. Based on the activity levels recorded during the surveys the unidentified pipistrelle was considered likely to be either a common or soprano pipistrelle. The long-eared bats recorded are considered likely to be brown long-eared bats based on the geographical location of the site. However, the current proposals retain all roosts with proposals restricted to internal renovations of the building and retention of the roof void.
- 4.16 There is the potential for indirect impacts to the roosts from additional lighting and therefore, recommendations have been made in **Section 5.0**.

5.0 Requirements and Recommendations

Bats

- 5.1 The bat roosts within the building will be retained within the proposals with no impacts anticipated from the development. The proposed works are restricted to internal renovations and the installation of new doors and windows, which will not impact any of the roost locations. No internal works are proposed to the roof void, and the external cladding and slate roof will be retained. The contractors working on the conversion will be made aware of the presence of bats within the building and in the unlikely event that bats are encountered all works will stop and an ecologist will be consulted.
- 5.2 There is the potential for indirect impacts to the roosts when the development is complete from the addition of lighting on the building. Any proposed lighting will adhere to the following guidelines (ILP, 2023):
- Avoid any additional light on the retained roost locations.
 - Minimise additional light spill on the boundary vegetation.
 - LED luminaires should be used of a warm white spectrum (<2700 Kelvin) which will feature peak wavelengths higher than 550 nm.
 - 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.

Enhancement Measures for the Proposed Development

- 5.3 In accordance with the National Planning Policy Framework (NPPF, 2026) plans should minimise any adverse impacts on biodiversity and include features which support priority or threatened species such as swift, bats and hedgehogs.
- 5.4 To provide enhancements and to secure net gains which are specific to protected species on the site the following measures should also be included within the development design and are shown in **Appendix D**:
- A swallow nest box will be included within the development. This will be located on the south western elevation, under the porch.
 - A bat box will be included within the development, an integral box is not possible as part of this development, therefore a stand alone box will be placed on the southern cladding of the building. This has been located away from the existing roost locations.

6.0 References and Bibliography

Collins, J (Ed) (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines*, 4th edition. Bat Conservation Trust, London.

ILP (2023) *Guidance note 8/23 Bats and Artificial Lighting at Night*.

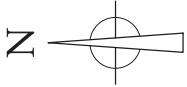
National Planning Policy Framework (2026). *National Planning Policy Framework*. Ministry of Housing, Communities and Local Government, London.

Appendices

Appendix A: Site Location

NOTES:

1. This drawing is copyright of Larkham Design Ltd and must not be used without their permission.
2. This drawing is not to be used to support a planning application and should not be used for any other purpose.



Rev	Amendment	Date

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Project Description:

Proposed change of
use to residential

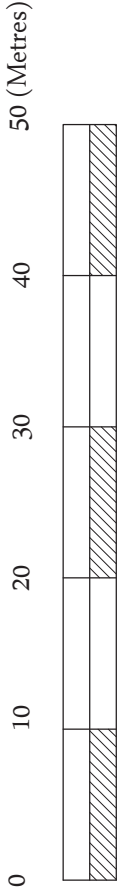
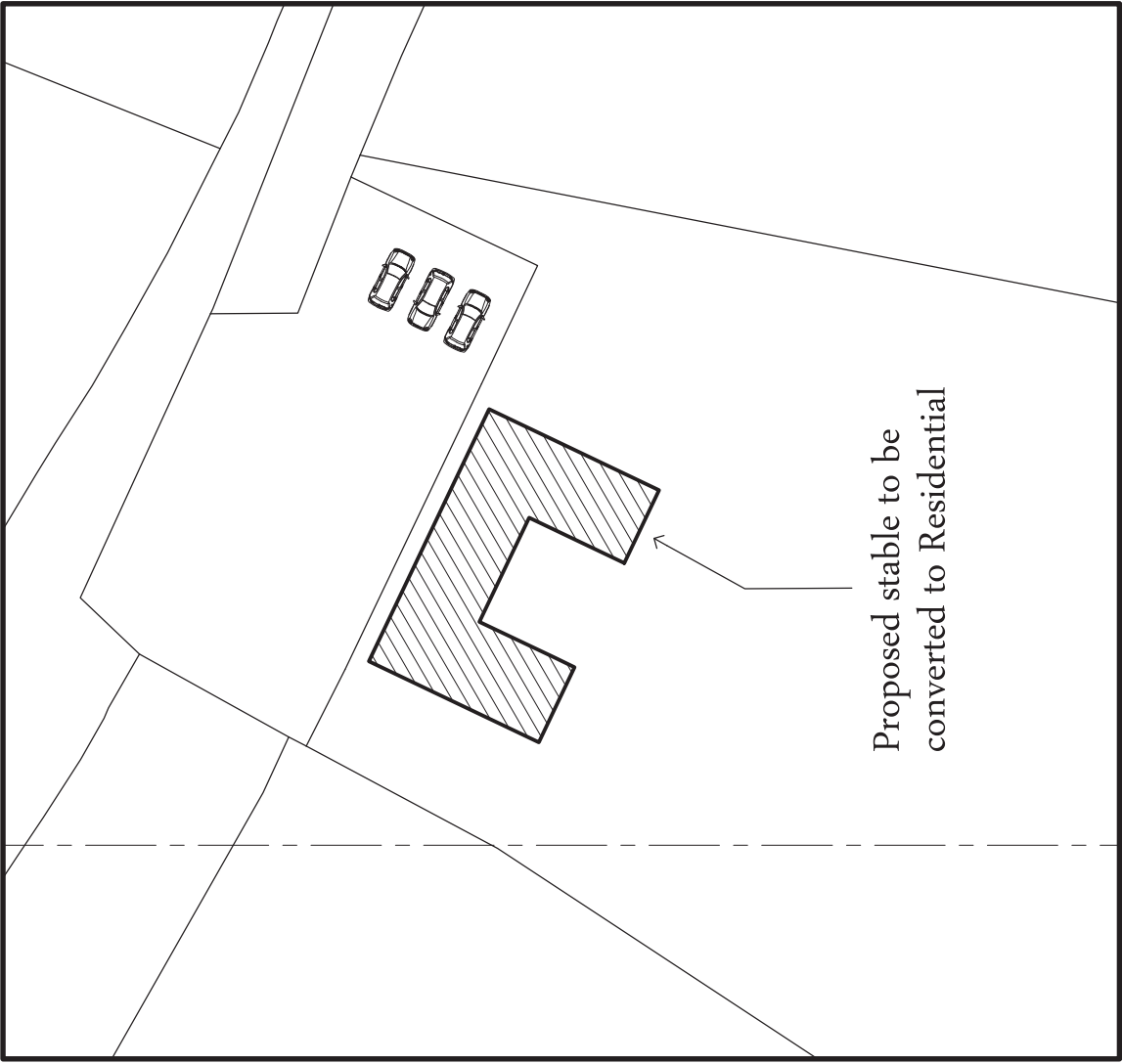
Drawing Title:

Existing Location
& Site Plan

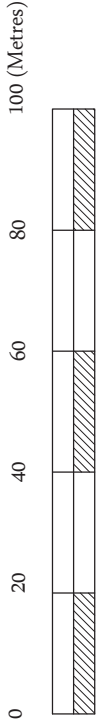
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Drawing Ref:	1027/Ex/01	Rev:
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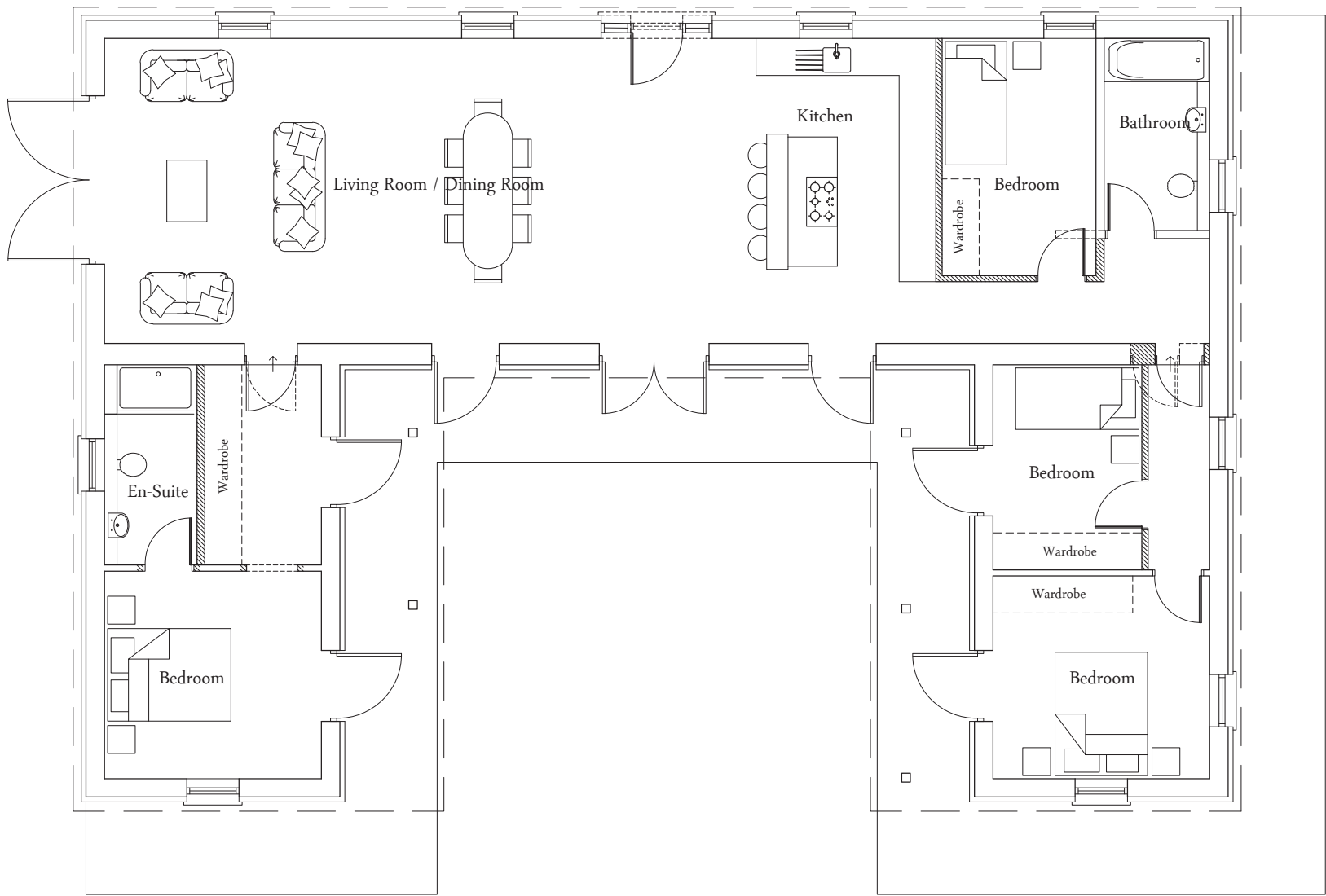


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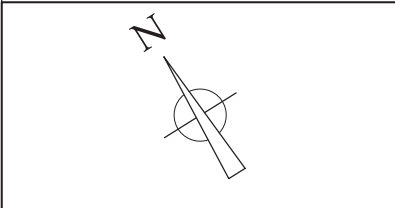
Appendix B: Site Proposals



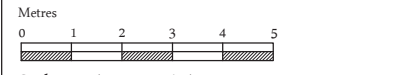
Legend

- Existing Walls
- Proposed walls/block up existing openings, as indicated
- Remove existing wall/door/window as indicated
- Proposed door

- NOTES:
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Scale Bar (1:100 at A3)



Scale Bar (1:150 at A3)

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Project Description:

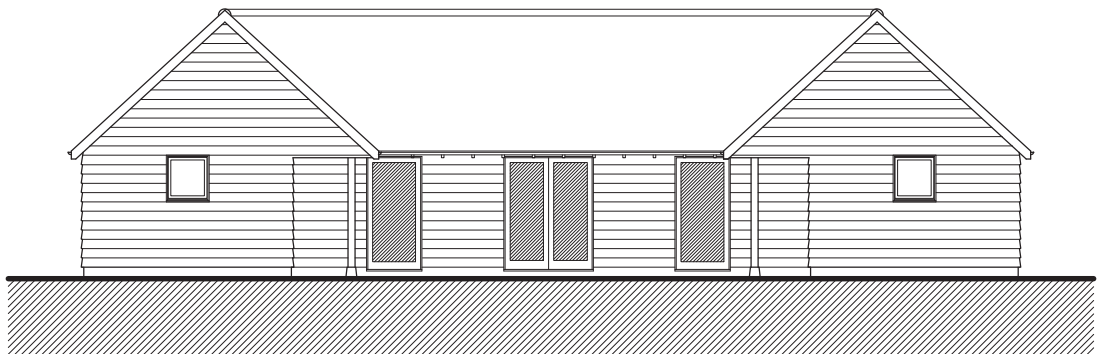
Proposed change of
use to residential

Drawing Title:

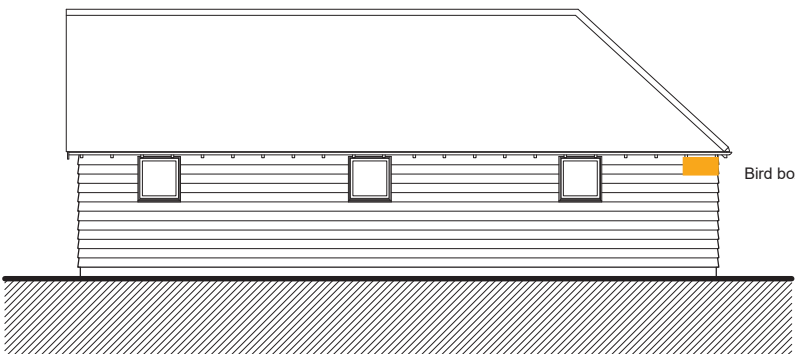
Existing Plan &
Elevations

Scale: 1:100 & 1:150 at A3

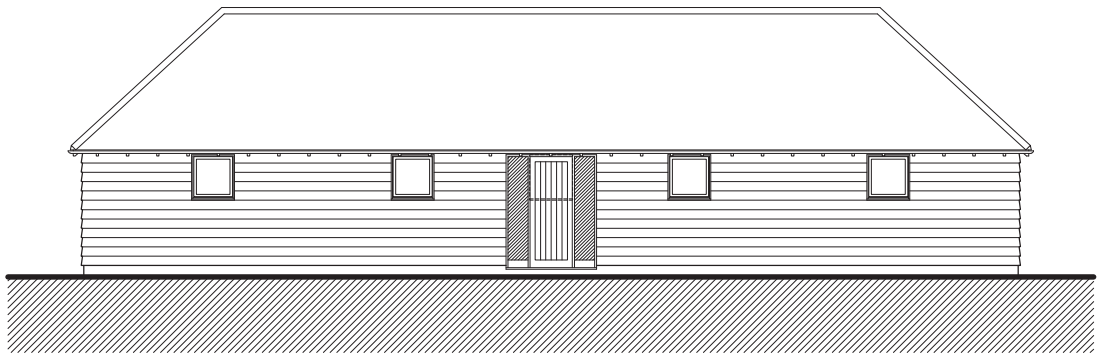
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1027/Pr/01	



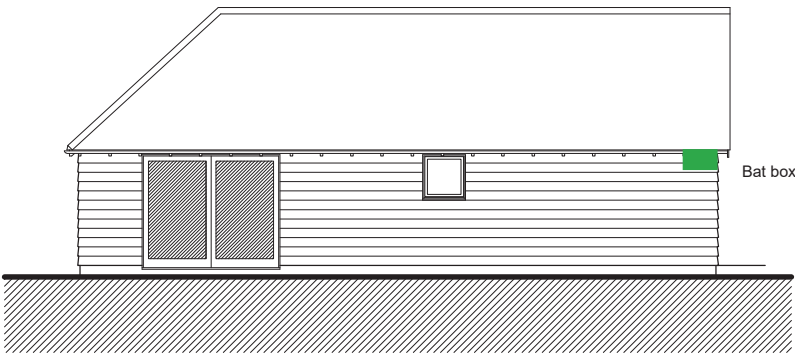
South West Elevation



South East Elevation



North East Elevation



North West Elevation

Appendix C: 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

-  Building
-  Surveyor and Camera



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	27.08.26	Map Created	MC	AH

CLIENT:	Mark Lucas		
PROJECT:	Furze Farm		
DRAWING:	Emergence Survey one 10.06.26	1:300	
NUMBER:	9148-XX-E0-01	A4	
ISSUE:	v1	27.08.26	

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Legend

-  Pipistrelle Emergence
-  Common Pipistrelle Emergence
-  Brown Long-eared Emergence
-  Surveyor and Camera
-  Building



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	27.08.26	Map Created	MC	AH

CLIENT:	Mark Lucas		
PROJECT:	Furze Farm		
DRAWING:	Emergence Survey Two 08.07.26	1:300	
NUMBER:	9148-XX-E0-01	A4	
ISSUE:	v1	04.09.26	

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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

- Building
- Common Pipistrelle Emergence
- Soprano Pipistrelle Emergence
- Surveyor and Camera



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	27.08.26	Map Created	MC	AH

CLIENT:	Mark Lucas		
PROJECT:	Furze Farm		
DRAWING:	Emergence Survey Three 05.08.26	1:250	
NUMBER:	9148-XX-E0-01	A4	
ISSUE:	v1	27.08.26	



Date:	17/06/2025	Surveyors:	Alex Hannam, Matthew Norris Hill, Des Purdy
Time	Species	Description	
21:25	Common pipistrelle	Two bats foraging around trees on the edge of the site	
21:37	Common pipistrelle	Heard not seen, pass	
21:38	Common pipistrelle	Heard not Seen, foraging in trees	
21:41	Common Pipistrelle	Heard not seen, pass	
21:45	Noctule	Heard not seen	
21:45	Noctule	Commute south to north over building	
21:46	Common pipistrelle	Heard not seen, pass	
21:49	Common pipistrelle	Heard not seen	
21:54	Common pipistrelle	Heard not seen, pass	
21:56	Common pipistrelle	Heard not seen, pass	
21:58	Common pipistrelle	Pass from north to south	
22:02	Common pipistrelle	Heard not seen	
22:04	Common pipistrelle	Foraging Heard not Seen	
22:14	Common pipistrelle	Foraging, heard not seen	
22:15	Barbastelle	Commute across northern elevation of site	
22:18	Common pipistrelle	Heard not seen	
22:21	Soprano pipistrelle	Heard not seen, pass	
22:21	Common pipistrelle	Heard not seen	
22:22	Common pipistrelle	Two foraging around the stable building	
22:24	Noctule	Heard not seen, pass	
22:24	Common pipistrelle	Commute, heard not seen likely north of building	
22:25	Soprano pipistrelle	Heard not seen	
22:26	Soprano pipistrelle	Heard not seen, pass	
22:26	Noctule	Heard not seen	
22:29	Common pipistrelle	Heard not seen	

22:33	Barbastelle	Heard not seen
22:35	Long-eared species	Heard not seen on southern elevation
22:38	Soprano pipistrelle	Heard not seen, pass
22:40	Soprano pipistrelle	Heard not seen
22:42	Soprano pipistrelle	Heard not seen
22:46	Common pipistrelle	Heard not seen
22:48	Soprano pipistrelle	Heard not seen, pass

Date:	08/07/2026	Surveyors:	David Casson, Lisa Sharp, Des Purdy
Time	Species	Description	
21:22	Common pipistrelle	Commute and forage, heard not seen until 21:45	
21:22	Common pipistrelle	Seen not heard in northern tree line	
21:31	Common pipistrelle	Seen not heard in northern tree line	
21:34	Noctule	Forage over site	
21:34	Common pipistrelle	Pass from south to north	
21:40	Pipistrelle sp.	Emerged by missing board at eaves	
21:41	Common pipistrelle	Pass south to north	
21:42	Noctule	Forage over site until 21:47	
21:45	Noctule	Forage, heard not seen	
21:47	Common pipistrelle	Foraging in trees to the west	
21:48	Noctule	Forage over site and north of site	
21:51	Common pipistrelle	Commute north over building	
21:51	Soprano pipistrelle	Commute/ forage heard not seen	
21:52	Common pipistrelle	Pass north to south	
21:57	Noctule	Heard not seen	
21:57	Noctule	Heard not seen	
22:00	Long-eared species	Heard not seen - pass	
22:03	Common pipistrelle	Heard not seen, faint	
22:07	Common pipistrelle	Commuting west past building	
22:09	Common pipistrelle	Commute from east and then over building	
22:10	Common Pipistrelle	Heard not seen	
22:11	Soprano pipistrelle	Foraging over lawn	
22:11	Common pipistrelle	Foraging over lawn	
22:13	Common pipistrelle	Emergence from the eastern eave on the western gable	

22:15	Soprano pipistrelle	Two chasing near building from west to east
22:24	Common pipistrelle	Heard not seen, intermittent until 22:38
22:29	Long-eared sp.	Emergence from eastern gable and then forage
22:31	Serotine	Commuting/foraging
22:32	Noctule	Heard not seen
22:36	Long eared	Heard not seen
22:43	Common pipistrelle	Heard not seen
22:45	Serotine	Heard not seen
22:46	Serotine	Heard not seen, forging
22:46	Long-eared	Heard not seen
22:49	Common pipistrelle	Heard not seen
22:50	Common pipistrelle	Heard not seen, foraging

Date:	05/08/2026	Surveyors:	David Casson, Matthew Norris Hill, Des Purdy
Time	Species	Description	
20:54	Soprano pipistrelle	Emerge from western gable on southern elevation	
20:56	Soprano pipistrelle	Heard not seen	
21:01	Common pipistrelle	Heard not seen	
21:04	Common pipistrelle	Seen not heard in northern tree line	
21:07	Soprano pipistrelle	Commute down eastern elevation of building	
21:08	Soprano pipistrelle	Heard not seen	
21:11	Common pipistrelle	Heard not seen	
21:16	Common pipistrelle	Foraging in garden until 21:20	
21:19	Common pipistrelle	Emerge from eastern elevation of western gable	
21:20	Common pipistrelle	Forage around trees	
21:31	Soprano pipistrelle	Heard not seen	
21:39	Soprano pipistrelle	Commute northeast over building	
21:44	Common pipistrelle	Commute south past northern elevation	
21:45	Common pipistrelle	Heard not seen, forage	
21:47	Serotine	Heard not seen, commute	
21:47	Soprano pipistrelle	Heard not seen	
21:48	Brown long eared	Heard not seen	
21:51	Common pipistrelle	Heard not seen, commute	
21:53	Noctule	Heard not seen	
21:54	Long eared	Heard not seen	
22:00	Noctule	Heard not seen	
22:01	Noctule	Heard not seen	
22:07	Myotis	Heard not seen	
22:11	Long-eared	Heard not seen	

22:11	Common pipistrelle	Commute down eastern elevation of building
22:13	Soprano pipistrelle	Heard not seen
22:12	Long-eared	Heard not seen
22:14	Common pipistrelle	Heard not seen

Appendix D: Enhancement Plan

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

- Bat box
- Swallow Cup



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	02.09.26	Map Created	MC	AH

CLIENT:	Mark Lucas		
PROJECT:	Furze Farm		
DRAWING:	Enhancement Plan	1:159	
NUMBER:	9148-XX-E0-01	A4	
ISSUE:	v1	02.09.26	