



**The Red Cottage, The Village, Finchampstead,
Wokingham, Berkshire RG40 4JU**

**Daytime Bat Walkover &
Preliminary Roost Assessment**

June 2026

on behalf of Mr Blunt

Disclaimer

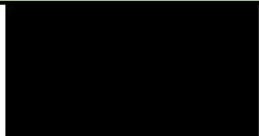
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Client	Mr Blunt
Job name	The Red Cottage, The Village, Finchampstead, Wokingham, Berkshire RG40 4JU
Survey date	17 th June 2026
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Report title	Daytime Bat Walkover & Preliminary Roost Assessment (PRA)
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1 Executive Study

Site Details	Red Cottage, referred to as 'the site' within this report, comprises a two-storey dwelling in Finchampstead, to the south of Wokingham in Berkshire RG40 4JU. The approximate Ordnance Survey grid reference of the site is SU 791 631.
Proposals	The proposals include the following: • Re-roofing and replacement of felt barrier. • Rear single/two storey extension with associated internal alterations.
Methodology	A Daytime Bat Walkover and Preliminary Bat Roost Assessment (PRA) were undertaken on the 17 th June 2026.
Evaluation	• The building is assessed as having 'moderate-confirmed' potential (Collins, 2023) to offer shelter to bats. • Evidence of roosting bats was found within the loft space which included approximately 100 droppings (mixed age) in two areas. • Nesting jackdaw <i>Coloeus monedula</i> were noted in the eastern chimney breast.
Impact Assessment	• The proposed works have the potential to result in the damage/destruction of a bat roost/s. • New external lighting has the potential to affect bat behaviour. • If nesting birds are present within buildings at the time of roofing works, there is the potential for the destruction of active birds' nests and the killing/injury of eggs/young.
Recommendations	Three bat emergence surveys of the building are recommended to confirm the presence/absence of roosting bats and to characterise the roost resource. Recommendations are made in regard to species-specific enhancements including bird boxes.

2 Introduction

2.1 Site Description & Context

Red Cottage, referred to as 'the site' within this report, comprises a two-storey dwelling in Finchampstead, to the south of Wokingham in Berkshire RG40 4JU. The approximate Ordnance Survey grid reference of the site is SU 791 631.

The cottage is a brick building that is considered to have been built sometime between the late 1920s to mid-1930s. The building has a series of pitched roofs with a covering of modern clay tiles. There is a loft space that covers the entire roof footprint of the building, other than the front porch. The building is surrounded by other dwellings, vegetated gardens, a road (The Village) and hardstanding parking areas.

Please refer to Appendix 1 for photographs of the building. Location plans can be found within Appendix 2.

Habitats within the wider landscape are dominated by residential development associated with Finchampstead. Outside of the village, arable land, improved pasture and pockets of woodland are found within the open countryside. This includes a number of ponds and the Blackwater River just 860m to the south.

2.2 Proposals

The proposals include the following:

- Re-roofing and replacement of felt barrier.
- Rear single/two storey extension with associated internal alterations.

2.3 Aims of Study

The aims of this study are to survey the building for bats and/or evidence of bats, and other protected species, including nesting birds. The study assesses the overall potential of the building to support roosting bats and other protected species. The report discusses the potential impacts of the proposed works on protected species and their habitats. The report makes recommendations for appropriate mitigation, compensation and enhancement measures in this regard. Recommendations for further ecological work are also discussed.

The potential impacts are assessed in accordance with the legal protection afforded to bats under The Conservation of Habitats & Species Regulations 2017 (as amended). The need for a European Protected Species (Bat) licence is also discussed in light of the impact assessment.

2.4 Bat Ecology

Bats are the only mammals to have developed the ability of true flight. At present, over 1,100 species of bat are recognised worldwide, making bats the second largest mammal group after rodents. As well as flight, bats have evolved a system of navigation and orientation using echolocation which has allowed many species to become nocturnal. There are 18 species of bat that occur within the British Isles, of which 17 are known to breed here. More species occur in the south and west of the country, with species numbers declining towards the north and into Scotland.

All bat species in the UK are nocturnal and feed exclusively on insects (they are insectivorous) which they catch in flight during their night-time activity, using echolocation to locate and home-in on their prey. Bats will roost during the daytime and seek out dark, enclosed and undisturbed places in which to do so, often using a variety of roosting sites within their home range. Different roost sites are used for different purposes (such as mating, giving birth and hibernation) and at different periods of a bat's life cycle.

During the summer, female bats will gather together in a maternity or breeding roost. In the UK, this starts to occur towards the end of May and the females will seek out a warm and undisturbed site in

which to give birth. Because maternity roosts require a particular set of environmental attributes (such as location, temperature, orientation and size), breeding bats tend to return to roost and breed in the same locations year after year. Given that bats live a relatively long time (anywhere from 10-20 years), and only give birth to one pup a year, maternity colonies are crucial to the reproduction and survival of the local population and can be very sensitive to environmental change.

Relatively little is known about hibernation roosts, as tracking and locating hibernating bats is very difficult. However, many species (particularly those within the genera *Myotis* and *Rhinolophus*) have been found within underground sites such as caves, mines and cellars, where the temperature remains constant and low throughout the winter allowing the bats to remain in a state of torpor. The spring and autumn are periods of transition and bats can use a number of different locations on a temporary basis, often moving between roosts as environmental conditions change and temperatures fluctuate. In the autumn, bats will mate, and it has been shown that male and female bats will gather at particular locations (such as a building, cave or tree) to meet, socialise and copulate.

Bats choose to roost in a number of different locations, depending on the species, their activity pattern and the period of their lifecycle. Certain species, such as the pipistrelles, favour crevices and small cavities for roosting and will use features such as cracks, crevices and small rot holes in the boughs and trunks of trees and within certain features of buildings such as boxed eaves, gaps under roof tiles, hanging tiles and soffit boards. Other species favour large, uncluttered roof spaces and lofts within buildings where they can hang up on the underside of the roof and use the interior space for flying prior to emergence. Hollow trees, cellars, caves, barns, churches and cavity walls can also all be used for roosting, given suitable access. Certain species, such as the noctule, favour roosting sites within trees whilst others tend to favour buildings. Roost sites may be used by only a very small number of bats, such as solitary males, or may offer shelter to tens or hundreds of bats within maternity and hibernation roost sites.

The suitability of roosting sites is also highly influenced by the location or context of a tree, building or cave. Roost sites are most often favoured when they are within close proximity to foraging habitats and where those habitats are connected to one another within the landscape by features such as hedgerows, woodlands, rivers or sunken lanes along which bats disperse and 'commute' from place to place. Suitable foraging habitats are any places where insect prey is diverse and abundant such as woodlands, ponds, lakes, rivers, scrub, hedgerows and unimproved grassland or pasture. Thus, the ecological context of a site is very important for determining if bats may be present within a roost and the potential for a roost to be present tends to be much higher within rural or village locations.

3 Methodology

3.1 Limitations on Survey Data

There were no significant limitations on the survey data and all parts of the building and loft could be accessed safely and thoroughly.

As with any survey undertaken on a certain date, the data presented within this report provide information at a particular point in time and present a 'snap-shot' of the ecological status of the site. Ecosystems and species behaviour/activity are dynamic and can change over time.

Whilst this report presents a characterisation and evaluation of species status at the time of the study, it should not be taken as an exhaustive representation of the ecological status of the site either at present or into the future.

3.2 Daytime Bat Walkover & Preliminary Roost Assessment (PRA)

A Daytime Bat Walkover and Preliminary Bat Roost Assessment (PRA) were undertaken on the 17th June 2026 by professional ecologist Reuben Hayden *MSc ACIEEM*. Mr Hayden holds a licence from Natural England to survey for bats within all counties of England (Licence Level 2 2025-84936-SCI-CL18) and has over 6 years of experience surveying bats.

A detailed internal and external survey of the building was undertaken using a 1 million candle-power torch and close-focusing binoculars in order to look for bats and/or evidence of bats and to assess the potential of the building to support roosting bats.

The building was inspected for evidence of bats including, bat droppings, urine stains, feeding remains (such as moth wings) and characteristic fur staining around access points.

Notes were made on the relative freshness, shape and size of bat droppings and the location and quantity of any feeding remains. 'Clean' gaps and crevices within the structure of the building were looked for as this can indicate where bats may have gained access to the interior spaces and the fabric of the walls.

The bat survey was undertaken according to best practice guidelines published by the Bat Conservation Trust (Collins, 2023) and the Bat Worker's Manual (Joint Nature Conservation Committee, 2012).

The study also takes into account the structure and ecological context of the building, including the following factors which may increase the likelihood of roosting bats being present:

- Age of the building (pre-20th Century or early 20th Century construction)
- Nature of construction; traditional brick, stone or timber construction
- Large and complicated roof void with unobstructed flying spaces
- Large (>20 cm) roof timbers with mortice/tenon joints, cracks and holes
- Entrances and gaps for bats to fly and crawl through
- Poorly maintained fabric providing ready access points for bats into roofs, walls; but at the same time not being too draughty and cool.
- Roof warmed by the sun, south-facing roofs in particular
- Weatherboarding and/or hanging tiles with gaps
- Undisturbed roof voids
- Buildings and built structures in proximity to each other providing a variety of roosting opportunities throughout the year
- Buildings or built structures close to good foraging habitat, in particular mature trees, parkland, woodland or wetland, especially in a rural setting.

The following criteria are used for as guidelines for assessing the potential suitability of buildings for bats (Collins, 2023), see Table 1.

Table 1. Criteria for the assessment of buildings for roosting bats (Collins, 2023).

Suitability	Description of Roosting Habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).
Negligible ^a	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions ^b and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats ^c).
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and

Suitability	Description of Roosting Habitats
	hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after the presence is confirmed).
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 habitats. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.
^a Negligible is defined as ‘so small or unimportant as to be not worth considering, insignificant’. This category may be used where there are places that a bat could roost or forage (due to one attribute), but it is unlikely that they actually would (due to another attribute). ^b For example, in terms of temperature, humidity, height above ground level, light levels or level of disturbance. ^c Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten <i>et al.</i>, 2016 and Jansen <i>et al.</i>, 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of numbers of this species has been detected as Seaton Delaval Hall in Northumberland (National Trust, 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.	

Confirmed presence of roosting bats is where evidence indicates that a building or other structure is used by bats, this includes:

- bats seen roosting or observed flying from a roost or freely in the habitat;
- droppings, carcasses, feeding remains etc. found and/or
- bats heard ‘chattering’ inside a roost on a warm day or at dusk.

Where the possibility that bats are present cannot be eliminated or evidence of bats is found during the building inspection survey, then further surveys (such as winter hibernation, presence/absence and/or roost characterisation) are likely to be necessary if impacts on the roosting habitat (or the bats using it) are predicted.

In addition to the bat survey, the building was checked for evidence of nesting birds including old birds’ nests, bird droppings, feathers and eggs. Specific observations were made with regard to species such as the barn owl, swallow and house martin; species that are often associated with buildings.

3.2.1 Weather Conditions

The weather on the day was warm (19°C) with low cloud cover (20%) and a fresh breeze (Beaufort Scale 3).

4 Results & Evaluation

4.1 Description & Assessment of Building

Red Cottage comprises a two-storey brick-built dwelling with a series of pitched roofs with a covering of modern clay tiles. The building has wooden boxed eaves with soffit boards and a loft space that covers the entire roof footprint of the building, other than the front porch. The cottage is considered to have been built sometime between the late 1920s to mid-1930s and is surrounded by other dwellings, vegetated gardens, a road (The Village) and hardstanding parking areas.

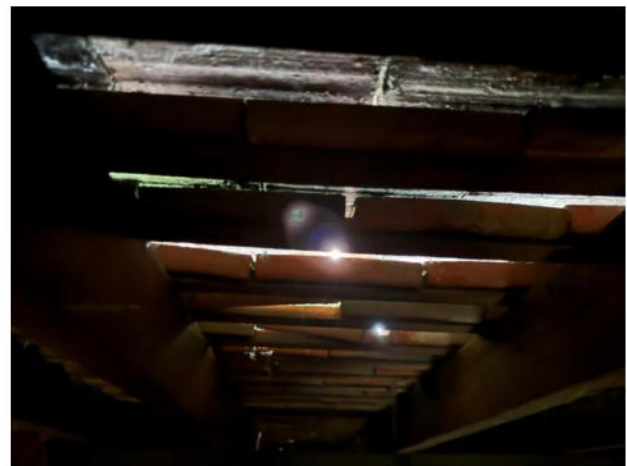
Access to the loft spaces exposes the absence of a roofing underlay other than in the north-western extension (believed to have been built around 1990s) which has a breathable cloth underlay.

Evidence of roosting bats was found within the loft space which included approximately 100 droppings (mixed age) in two places. The droppings are considered most likely to relate to the brown long-eared bat *Plecotus auritus*, given the size and shape. No other evidence of roosting bats was found within the building.

The walls and eaves of the building are in excellent repair, lacking any gaps or crevices features that roosting bats could utilise. The roof tiles, do however, provide gaps under tiles and at junction between existing chimney breasts that could provide access into the loft space. Given that the majority of the roof does not have an underlay, it is considered unlikely that bats will be roosting between the roof tiles as the roost locations will be exposed and draughty. The above potential roosting features for bats can be seen in Figure 1.



Gaps under roof tiles on northern aspect.



Gaps between roof tiles on eastern aspect.



Gap at roof junction next to eastern chimney breast.



Gaps under roof tiles on northern aspect.

Figure 1. Potential bat roost features of the building, outlined by red circles.

Bats will choose to roost within different locations within the summer and winter periods (see Figure 2), favouring dark, enclosed, humid and cool locations for hibernation such as caves and cellars. These locations must maintain a constant low temperature (2-8°C), but temperatures must also not go below freezing. In addition, bats favour places that are undisturbed and retain relatively high humidity during the winter period.

The building is not a classic cool/stable hibernation site but could be used by individual hibernating bats such as the brown long-eared bat which is known to linger in buildings into the winter. Given

this, the building is assessed as having 'low' hibernation potential (Collins, 2023). It is considered most likely that hibernating bats are absent from the building.

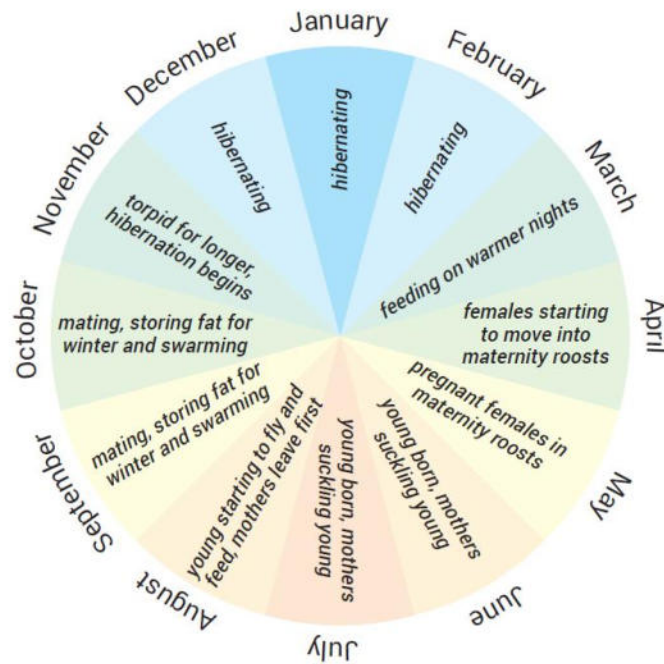


Figure 2. Diagram showing the yearly life cycle of a bat. Taken from the Good Practice Guidelines (4th Edition) by Collins (2023).

Based on the above evaluation, the building is assessed as having '**moderate-confirmed**' potential (Collins, 2023) to offer shelter to roosting bats.

4.2 Evidence of Bats

Evidence of roosting bats was found within the loft space which included approximately 100 droppings (mixed age) in two areas. The first area was underneath the ridge beam of the north-western extension, and the second area was below the eastern chimney breast. The droppings are considered most likely to relate to the brown long-eared bat, given the size and shape. No other evidence of roosting bats was found within the building. See Figure 3 for the location of the droppings and Figure 4 for photo evidence.



Figure 3. Location of bat droppings (approx. 100 in total, mixed age), indicated by black circle with white dots. Red line boundary indicates the building.

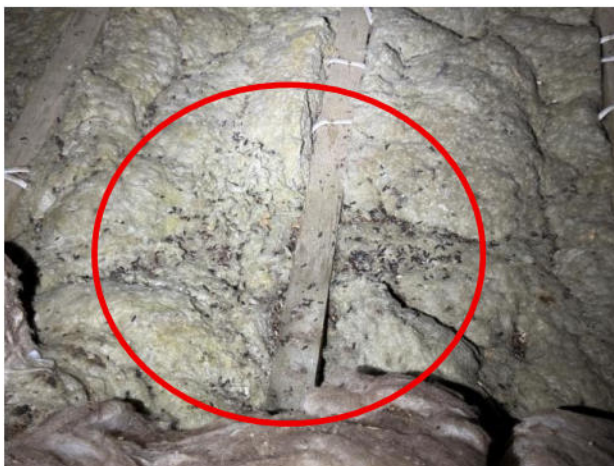


Figure 4. Photos of bat droppings within the loft space (approx. 100 in total mixed age), indicated by red circles.

4.3 Evidence of Birds

Nesting jackdaw *Coloeus monedula* were noted within the eastern chimney pot (Figure 5).



Figure 5. Photo of nesting location for jackdaw.

No other nesting birds or evidence of nesting birds were found in association to the building.

5 Discussion

5.1 Legislative Guidance

5.1.1 Bats

As with many animal species within the UK, declines in the abundance and distribution of many bat species have been documented through recent decades. The reasons for these declines are various and complex but it is considered that the major factors are changes in land use and agriculture, the loss of woodlands and hedgerows and the loss of suitable roosting sites.

Bats are particularly sensitive to human activity due to the fact that they roost within buildings, trees and underground structures such as mines, and the availability of suitable roost sites is considered to be a key factor in the conservation of bats within the UK. As a consequence, all species of bat and their roost sites are protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and under The Conservation of Habitats and Species Regulations 2017 (as amended). Taken together, these make it an offence to:

- (a) Deliberately capture or intentionally take a bat
- (b) Deliberately or intentionally kill or injure a bat
- (c) To be in possession or control of any live or dead wild bat or any part of, or anything derived from a wild bat

- (d) Damage or destroy a breeding site or resting place of such an animal or intentionally or recklessly damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection
- (e) Intentionally or recklessly disturb any wild bat while it is occupying a structure or place that it uses for shelter or protection
- (f) Deliberately disturb any bat, in particular any disturbance which is likely
 - to impair their ability;
 - (i) to survive, breed, reproduce or to rear or nurture their young; or
 - (ii) in the case of hibernating or migratory species, to hibernate or migrate; or
 - to affect significantly the local distribution or abundance of the species to which they belong

A bat roost may be any structure a bat uses for breeding, resting, shelter or protection. It is important to note that since bats tend to re-use the same roost sites, current legal opinion is that a bat roost is protected whether or not the bats are present at the time.

Although the law provides strict protection to bats, it also allows this protection to be set aside (derogation) under The Conservation of Habitats and Species Regulations 2017 (as amended) through the issuing of licences. Where a lawful operation is required to be carried out, but which is likely to result in one of the above offences, a licence may be obtained from Natural England (the statutory body in England with responsibility for nature conservation) to allow the operation to proceed. However, in accordance with the requirements of The Conservation of Habitats and Species Regulations 2017 (as amended), a licence can only be issued where the following requirements are satisfied:

- The proposal is necessary 'to preserve public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment';
- 'There is no satisfactory alternative';
- The proposals 'will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range'.

5.1.2 Nesting Birds

Nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended), which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. The nesting season for most species is between March and August inclusive.

5.2 Potential Impacts

5.2.1 Bats

The proposals are for re-roofing and replacement of felt barrier. Given that evidence of roosting bats (in the form of bat droppings) is present within the loft space of the building, the proposals may result in impacts on bats and places that they use for shelter through 'destruction' of any potential roosts. If bats are present at the time of the works, there is also the potential for bats to be disturbed by the works.

Without further survey work, the exact level of impact on bats cannot be determined with confidence. Further surveys are recommended to gather further information on bats, and whether the proposals for the conversion are likely to affect the bats and their roost sites (places of shelter/protection).

External lighting can have an impact on bats by affecting their activity and behaviour. In that certain species of bat have been shown to be attracted to mercury vapour lamps which emit light over a very broad-spectrum including UV light to which insects are particularly sensitive.

Furthermore, insects can be attracted in large numbers to mercury lamps and so can bats of the genera *Nyctalus* and *Pipistrellus*, including noctules *N. noctula* and common pipistrelles *P. pipistrellus* (Rydell and Racey, 1993). Lighting has shown to have an opposite effect on certain other species, such as the lesser horseshoe bat *Rhinolophus hipposideros*, which have been shown to avoid areas of artificial light (Stone *et al.* 2009).

New external lighting with the site could therefore have an adverse effect on foraging or commuting bats, partially foraging and dispersal behaviour along the site boundaries. Although disturbance by lighting is unlikely to result in significant impacts under the legal protection afforded to bats (and thus will not require a Bat Licence), lighting may result in a change in bat activity which is not desirable.

5.2.2 Birds

If active birds' nests are present in the building (specifically the eastern chimney breast) and this is to be removed at the time of works, there is the potential for active nests to be damaged or destroyed, and for eggs and young to be killed or injured.

6 Recommendations

6.1 Further Surveys

6.1.1 Bat Emergence Surveys

Best practice guidance published by the Bat Conservation Trust (Collins, 2023) recommends that where evidence of roosting bats has been found, or a building has features that are potentially suitable for roosting, further surveys should be conducted to 'assess the importance of the roost and the potential significance of any impacts on it'.

Where evidence has been found, current guidance states that Roost Characterisation surveys are required. The level of survey effort for Roost Characterisation surveys is determined on a case-by-case basis, however, three bat emergence surveys would appear to be appropriate in this instance.

Good practice guidance (Collins, 2023) states that Bat Emergence Surveys (BES) should be undertaken within the bat activity period, May to August inclusive.

It is considered that two surveyors will be required to provide adequate coverage of the building.

The recommendations are in line with best practice guidelines (Collins, 2023) and would also be necessary to inform a European Protected Species (bat) Licence application to Natural England, if one is required.

6.2 Bats

The recommended BES will inform a Bat Mitigation Strategy which will aim to avoid direct impacts on bats, such as disturbance, as well as retaining bat roosts within the building, in order to maintain the favourable conservation status of bat species.

Please see below an excerpt of the covering letter in regard to bats and the planning application:

"During the preliminary ecological assessment, potential evidence of bat activity was identified within the existing dwelling roof space. As a result, further bat surveys have been commissioned and are scheduled to be undertaken during the appropriate survey season in accordance with current best practice guidance.

The Applicant is seeking to commence the foundation and substructure works in September to maintain the construction programme. These works are confined to new groundworks and do not involve any alteration, demolition, or disturbance of the existing roof structure or any areas where bats may potentially be present.

It is therefore considered that planning permission may be granted subject to an appropriately worded planning condition restricting the extent of development to foundation and substructure works (up to damp-proof course level) until the bat survey results have been completed, assessed, and any necessary mitigation or licensing requirements agreed and implemented.

It is anticipated that the required surveys, reporting, and any associated mitigation measures may be completed prior to the determination of the application. However, should this not be possible, the proposed condition would provide a suitable mechanism to ensure compliance with relevant wildlife legislation whilst allowing limited early-stage works to proceed without prejudicing the outcome of the ecological assessment."

6.3 Birds

6.3.1 Timing

The following mitigation measures have been adapted from the UK Government Environment guidance regarding construction near protected areas and wildlife (UK Government, 2023).

It is recommended that nesting birds are excluded from the eastern chimney stack on the dwelling prior to the commencement of works. This could be achieved by using a mesh barrier over the chimney stacks outside of the nesting period (during September to February, inclusive) and preventing birds from entering the building.

The clearance of any inactive birds' nests should be undertaken outside of the bird breeding period, avoiding March to August inclusive. **If this is not possible, the building should be checked for active nests prior to removal to confirm the absence of nesting birds. This will avoid impacts of damage and destruction to active birds' nests.**

6.3.2 Enhancement

The erection of bird nesting boxes is recommended in order to provide suitable nest sites for species within the local area, and to compensate for the loss of nesting locations within the site. Nest boxes can be excellent substitutes for the nesting potential of trees. Over 60 species are known to adopt nest boxes including blue tits, great tits, starlings, robins and sparrows.

The location and nature of the nest box depends on the species it is designed for; boxes for tits, sparrows or starlings should be fixed two to four metres up a tree or a wall; open-fronted boxes for robins and wrens need to be low down, below 2m, and well-hidden in vegetation. Unless there are trees or buildings which shade the box during the day, boxes should be faced between north and east, thus avoiding strong sunlight and the wettest winds.

It is recommended that bird boxes are erected on trees within the landholding.

Recommended boxes are:

- Vivara Pro Seville 28mm WoodStone Nest Box
- Vivara Pro Barcelona WoodStone Open Nest Box

7 References

Altringham, J., 2003. *British Bats*. Harper Collins.

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Joint Nature Conservation Committee, 2012. *Bat Worker's Manual*. Joint Nature Conservation Committee, Peterborough, UK.

Rydell, J. & Racey, P. 1993. *Street lamps and the feeding ecology of insectivorous bats*. Recent Advances in Bat Biology Zool Soc Lond Symposium abstracts.

Stone, E.L., Jones, G., & Harris, S. 2009. *Street lighting disturbs commuting bats*. Current Biology 19:1-5.

UK Government (Environment guidance), 2023. *Construction near protected areas and wildlife*.

8 Appendix 1. Photographs



Photograph 1. The building viewed from the south.



Photograph 2. The building viewed from the south-east.



Photograph 3. The building viewed from the north.



Photograph 4. The building viewed from the south-west.

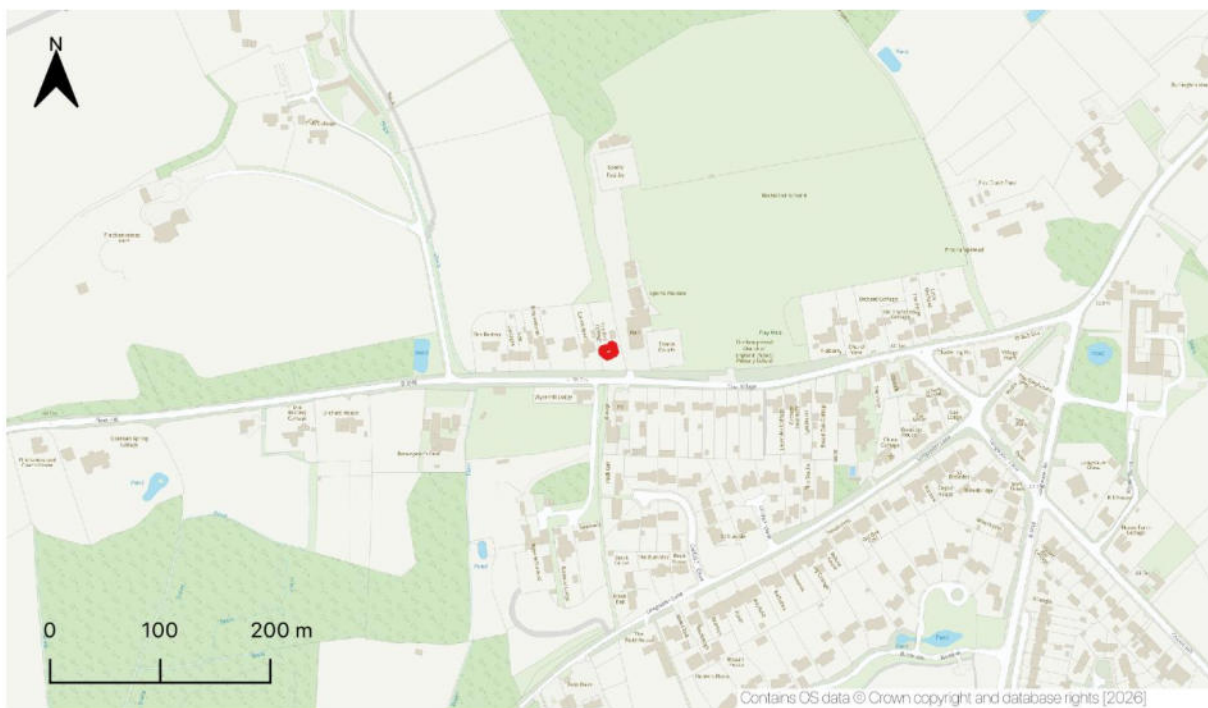


Photograph 5. The loft space of the building.

9 Appendix 2. Site Location Plans



An aerial photograph showing the location of Red Cottage (outlined in red). *Source: Google Satellite.*



A map showing the location of Red Cottage (outlined in red) within the wider local area. *Source: OSM Standard*