



Phase 2 Bat Survey Report

22 Northcourt Avenue

Reading

RG2 7HA

July 2026

Wild Earth Ecology

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Project Details

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Site/Job	22 Northcourt Avenue, Reading, RG2 7HA
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Report author	Laura Kahane
Grid Reference	SU 72816 71685
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Surveyed by	Wild Earth Ecology
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Planning reference	

Quality Control

Version	Status	Date	Author(s)	Signature	Reviewed/ Approved by	Signature
1	Complete	20/07/2026	Laura Kahane		Kari Bettoney	K. Bettoney
This report remains valid for 12 months from date of issue. Survey data are valid for 12-24 months from the date the survey was undertaken.						

Disclaimer

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This is a technical report which does not represent legal advice. You may wish to seek legal advice if this is required. This report is not intended to be submitted with a planning application for a development without supporting documents, including results of further surveys and detailed assessments of the effects of the proposed development.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to works.

¹ CIEEM (2017) *Guidelines on Ecological Report Writing*. Chartered Institute of Ecology and Environmental Management, Winchester.

Executive Summary

Purpose & context	• Ecologist Laura Kahane (a licensed bat Ecologist) was appointed by Kennet Property to undertake phase 2 bat surveys for a residential building at 22 Northcourt Avenue, Reading, RG2 7HA. • The site currently comprises a detached house, with an amenity garden within an urban setting. The proposal consists of a part single-storey, part two-storey rear extension, hip-to-gable roof alteration, and associated internal reconfiguration to the existing building to extend the two existing flats and provide accommodation comprising six bedrooms per flat. The works will result in the loss of some existing vegetated garden and the introduction of shrub planting. • Previous surveys of the site by AKB Ecology in November 2025 identified several features which were suitable to support roosting bats. No evidence of the presence of bat roosts was identified during the survey, however moderate suitability for the presence of bat roosts was identified due to the presence of tile hangings on the northern dormer, a small section of tile hangings on the western elevation, as well as a low number of slightly lifted and cambered tiles on the main roof which provide potential access points and roost features for bats. • Two emergence surveys were undertaken using four surveyors and five infrared cameras during June 2026, 3 weeks apart. Following the two dusk emergence surveys, it is considered that the building does not support a bat roost at this time, and no further surveys are considered necessary to determine the building's potential for roosting bats.
Key findings & recommendations	Bats can utilise buildings seasonally, with frequent movement often caused by fluctuations in weather conditions. Therefore, they may arrive and begin utilising a site, including the gaps observed, after it has been assessed for bats, or roost temporarily somewhere during the assessment. As a result, they're cryptic nature means there is potential for them to be present during, or after the assessment, remaining undetected, especially during the daytime when they are inactive, meaning that their presence can never be entirely ruled out. Given that the proposed works will require adaptations to the current roof, there is a low likelihood of finding unexpected bats at the time of works, and Reasonable Avoidance Measures have been recommended in section 5.3 of this report in order to avoid any negative impacts on protected species due to unexpected incidences of bats roosting in the building. Two integrated bat boxes have been recommended as enhancement features, in addition to two integrated swift bricks, hedgehog highways and bee bricks, as detailed within the PEA/PRA report by AKB Ecology (2026). Locations of the bat and bird nest boxes are shown in Appendix 4.

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1.0 Introduction & Background

Overview & Proposed Development

- 1.1. The client at 22 Northcourt Avenue intends to submit a planning application for a part single-storey, part two-storey rear extension, hip-to-gable roof alteration, and associated internal reconfiguration to the existing building to extend the two existing flats and provide accommodation comprising six bedrooms per flat. The works will result in the loss of some existing vegetated garden and the introduction of shrub planting. The works will result in the loss of some existing vegetated garden and the introduction of shrub planting.
- 1.2. The full address for the site is 22 Northcourt Avenue, Reading, RG2 7HA. The central National Grid Reference for this site is SU 72816 71685.
- 1.3. AKB Ecology undertook an assessment of the existing dwelling in November 2025, during which several features were identified that were suitable to support roosting bats. No evidence of the presence of bat roosts was identified during the survey, however moderate suitability for the presence of bat roosts was identified due to the presence of tile hangings on the northern dormer, a small section of tile hangings on the western elevation, as well as a low number of slightly lifted and cambered tiles on the main roof which provide potential access points and roost features for bats.
- 1.4. In accordance with current best practice guidelines, a minimum of two emergence/re-entry surveys were carried out in June 2026, including a 3-week minimum spacing between surveys. to determine the presence of roosting bats and evaluate the conservation importance of the site for bats.
- 1.3. The purpose of this survey work was to determine the presence of roosting bats at the time of the survey, and, where necessary, prescribe further surveys and/or appropriate mitigation advice to inform the planning application for the proposed development at the site.

2.0. Legislation

Bats

- 2.1. In England and Wales, all bat species and their roosts are legally protected under the Wildlife and Countryside Act (1981) (as amended); the Countryside and Rights of Way Act, 2000; the Natural Environment and Rural Communities Act (NERC, 2006); and by the Conservation of Habitats and Species Regulations (2019) (as amended). Within the legislation, a bat roost is defined as 'any structure or place which a bat uses for shelter or protection'. Therefore, the law protects the roost, whether or not bats are present at the time of the survey. Bats are also protected against disturbance and can lead to prosecution. Disturbance can be brought about/caused by activities which create noise, vibration and artificial lighting in the vicinity of a bat roost. The legal penalties include fines of £5,000 (per bat), the seizure of equipment and imprisonment. You will be committing a criminal offence if you;
 - Deliberately capture, injure or kill a bat
 - Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats
 - Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time)
 - Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat

- Intentionally or recklessly obstruct access to a bat roost

Barbastelle, Bechstein's, greater horseshoe, lesser horseshoe, brown long-eared, soprano pipistrelle, and noctule bats are all priority species under the UK Biodiversity Action Plan (UK BAP) and have also been adopted as species of principal importance in England under Section 41 of the NERC Act 2006.

3.0. Methodology

- 3.1. The methodologies used for these surveys are in accordance with the bat survey guidelines produced by the Bat Conservation Trust. Where there has been any deviation from the guidelines due to any site-specific constraints or other circumstances, reasoning and justification have been provided.

Pre-existing survey information

- 3.2 AKB Ecology was commissioned by Kennet Property to undertake a Preliminary Roost Assessment at 22 Northcourt Avenue, Reading, RG2 7HA. This comprised an online desk study, Phase 1 Habitat Survey and an ecological scoping survey which assessed the potential of the site to support species of conservation concern or other species which could present a constraint to the development of the site. The Preliminary Roost Assessment (PRA) was carried out by a Natural England licensed Annika Binet on the 4th November 2025. A biological records data search was not undertaken at the time. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.
- 3.3 Overall, the site was considered to have moderate foraging and commuting potential for bats. Two further bat emergence surveys were recommended for the building.

Dusk Emergence Surveys

- 3.2. Phase 2 bat emergence surveys were conducted on the building due to be impacted by the proposed development, and have been identified as having the potential to support roosting bats. Emergence surveys were conducted to determine the likely presence or likely absence from a building as well as to identify species, roost type and number. Surveyors used electronic bat detectors and were positioned around the building to record any bats emerging/re-entering the property, as well as local bat activity such as commuting bats. Infrared cameras with supplementary lighting and surveyors were positioned to ensure full coverage of the building and any potential emergence features highlighted within the roost assessment. Surveys began a minimum of 15 minutes before sunset and ended between 1.5-2hrs hours after sunset. Surveyors recorded all bat activity detected from their position as well as emergences/entries. Full details for the emergence surveys, including the bat activity recorded, weather, time and date, etc, can be found in 4.2 of this report.

- 3.3. The dusk emergence surveys for 22 Northcourt Avenue were led by a licensed bat worker during fair weather conditions, and within the optimum bat activity period (between May to August inclusive). Four surveyors and five NVAs were positioned in order to observe all aspects of each building (map 1) and commenced a minimum of 15 minutes before sunset and lasted for 2 hours after sunset. The surveyor used full-spectrum Elekon BatLogger M's, Batlogger M2 and Echometer Touch 2 detectors paired with an NVA. Canon XA30, XA40 camcorders and Nightfox Whisker binoculars (with built-in infrared capability) and further supplementary infrared lighting (including focused spotlighting on features or flood lighting for whole aspects) to record bat activity. Camcorders feature a minimum of two infrared flood lights each to illuminate the area sufficiently. NVAs were utilised either to support surveyor observation of a PRF, or used as an additional surveyor where necessary, determined by the ecologist. Bat calls were subsequently analysed post-survey using BatExplorer and Kaleidoscope software by the lead surveyor. All camera footage was analysed post-survey using VLC media player at a maximum of 1.5x playback speed with the aid of the 'motion detect' add-on to highlight movement. Assessment of Commuting & Foraging Habitat

- 3.4. Other habitats on site were visually assessed for their likely use as foraging sites. An assessment of the value of the Site for both commuting and foraging by bats has been carried out using guidance (Wray *et al*, 2010). This provides a scoring system to assess each bat species at the Site in terms of rarity against multiple factors. This includes the presence and potential presence of bat roosts and habitat types, in order to determine the value of the Site at a geographical scale.

Table 1. Valuing foraging and commuting habitat for bats (adapted from Wray *et al*,

Species	Number of bats	Roosts/potential roosts nearby	Foraging habitat characteristics
Common (2)	Individual bats (5)	None (1)	Industrial or other site without established vegetation (1)
		Small number (3)	Sub-urban areas or intensive arable land (2)
Rarer (5)	Small number of bats (10)	Moderate number/not known (4)	Isolated woodland patches, less intensive arable and/or small towns and villages (3)
		Large number of roosts, or close to a SSSI for the species (5)	Larger or connected woodland blocks, mixed agriculture and small villages/hamlets (4)
Rarest (20)	Large number of bats (20)	Close to or within a SAC for the species (20)	Mosaic of pasture, woodlands and wetland areas (5)

Table 2. Scoring system for valuing habitat features (commuting and foraging habitat) for bats (adapted from Wray *et al*, 2010)

Geographic Frame of Reference	Score
International	>50
National	41-50
Regional	31-40
County	21-30
District/local or parish	11-20
Negligible importance	1-10

Table 3. Categorising bats from distribution and rarity (adapted from Wray *et al*, 2010)

Rarity within range (within England)	Species
Common	Common pipistrelle Soprano pipistrelle Brown long-eared
Rarer	Whiskered Brandt's Daubenton's Natterers Leisler's Noctule Serotine Nathusius Lesser horseshoe
Rarest	Greater horseshoe Alcathoe Bechstein's Barbastelle Great mouse-eared Grey long-eared

Lead surveyor Information

3.5. Table 4 – Surveyor Information

<i>Surveyor</i>	<i>Licences</i>	<i>Ecological Experience or qualification</i>
Laura Kahane	Class licence CL18 (Bats) Licence reference 2025-86000-CL18-BAT	MRes Ecology, Evolution & Conservation BSc (Hons) Wildlife, Ecology & Conservation Certificate in Ecological Consultancy Full member of The Royal Society of Biology 9 years bat survey experience and acquired a class licence 5 years ago.

Limitations and constraints

- 3.6. In accordance with best practice guidelines, each survey visit was undertaken during the peak period in bat activity and during good weather conditions. The results presented here are therefore considered to be an accurate representation of the general use of the property by roosting bats. Bats can utilise buildings seasonally, with frequent movement often caused by fluctuations in weather conditions. Therefore, they may arrive and begin utilising a site after it has been assessed for bats, or roost temporarily somewhere during the assessment. As a result, due to their cryptic nature means there is potential for them to be present during the assessment and remain undetected. These surveys record the emergence of bats at the time of the survey visits and therefore only provide a snapshot of bat roosting activity at the site at that time, which can be determined by localised weather patterns. Bats may be present at other times, and the results should therefore be viewed with caution.

4.0 Results

Bat emergence survey

- 4.1 A full transcript of bat activity observed during the emergence surveys can be found in Table 1. Map 1 (below) shows the location of each surveyor and NVA.



Map 1. Surveyor and NVA locations. The flightlines of bat are shown in black (Copyright Google Maps, 2026).

Results of bat emergence survey visit 1 & 2 with survey conditions and personnel are presented in Table 5.

4.2. Table 5. Bat emergence survey results

Abbreviations: Heard not seen (HNS), Yes (Y), No (N), Foraging (F), Commuting (C)

CP=common pipistrelle; SP=soprano pipistrelle; SERO=serotine; NOC=noctule bat;

Survey 1 03/06/2026 Start: 20:58 Sunset: 21:13 End: 22:43 Lead surveyor: Laura Kahane (level 2 bat licence, MRSB), Martin Stanley-Jones, Mike Tennick (5 seasons experience), Matilda Taragel (2 season experience) 14°C, Cloud 8 (Oktas), Rain 0, Wind 2 5x IR cameras used covering all elevations and potential roost features (PRF's)				
Time	Species	Emergence	Foraging (F)/ Commuting (C) Emergence (E)	Comments
21:18	Common pipistrelle	N	C	HNS
21:25	Soprano pipistrelle	N	C/F	Travelled from the east over the ridge to the south and foraged in the garden briefly
21:33	Noctule	N	C	HNS
21:36	Common pipistrelle	N	C	HNS
21:36	Soprano pipistrelle	N	C	Flew over the ridge from east to west
21:41	Soprano pipistrelle	N	F	Two bats foraged in the garden for several minutes and then headed north at 22:49
22:18	Soprano pipistrelle	N	F	HNS
22:42	Noctule	N	C	HNS
No emergences District/local or parish levels of common pipistrelle, soprano pipistrelle, and noctule foraging and commuting activity.				
2nd survey 24/06/2026 Start: 21:02 Sunset 21:24 End: 22:54 Lead surveyor: Laura Kahane (level 2 bat licence, MRSB), Martin Stanley-Jones (2 seasons experience), Harry Parkinson (5 seasons experience), Mike Tennick (5 seasons experience) 31°C, Cloud 0 (Oktas), Rain 0, Wind 1 5x IR cameras used covering all elevations and potential roost features (PRFs)				
Time	Species	Emergence	Foraging (F)/ Commuting (C), Emergence (E)	Comments
21:52	Serotine	N	C	HNS
21:49	Common pipistrelle	N	C	Bat flew from the east along the side of the building and then south over the hedgerow

22:05	Soprano pipistrelle	N	C	Bat flew from the south to the west over the rear garden
22:16	Common pipistrelle	N	C	Flew from the NE to S, passed the front of the house
22:40	Common pipistrelle	N	F	HNS
22:52	Soprano pipistrelle	N	F	Passed over the ridge from N to S
22:56	Noctule	N	C	HNS
No emergences				
District/local or parish level of foraging and commuting activity from pipistrelle, serotine and noctule bats.				

Bat Emergence Results

- 4.3. The following descriptions summarise bat activity and emergence from the buildings for the survey visit. A detailed table of results is presented in Table 1.

3rd June 2026

General bat activity was at low levels throughout the survey. Small numbers of commuting pipistrelles were observed passing over the site and using the garden to forage within. Individual noctule commuting calls or passes were also recorded and tended to be heard but not seen. No emergences were recorded from the building.

24th June 2026

General bat activity was at moderate levels throughout the survey, comprising mainly pipistrelle species, as well as a single (unconfirmed due to call quality) noctule and serotine commuting call. No emergences were recorded from the building.

5.0. Evaluation

- 5.1. Overall district/local or parish levels of common pipistrelle, soprano pipistrelle, serotine, and noctule species were observed. Most foraging activity occurred over the rear garden and commuting activity occurred from north to south or vice versa.

22 Northcourt Avenue

- 5.2. Following the two dusk emergence surveys, it is considered that the building does not support a bat roost at this time. As a result, no further surveys are considered necessary to determine the buildings potential for roosting bats, and they are understood to be likely absent. However, Bats can utilise buildings seasonally, with frequent movement often caused by fluctuations in weather conditions. Therefore, they may arrive and begin utilising a site, including the gaps observed, after it has been assessed for bats, or roost temporarily somewhere during the assessment. As a result, they're cryptic nature means there is potential

for them to be present during, or after the assessment, remaining undetected, especially during the daytime when they are inactive, meaning that their presence can never be entirely ruled out. The site is proposed for the construction of an extension to the south-west elevation, alterations to the existing roofs to create a 2nd floor living space and associated alterations to the internal layout to create two ground floor flats and two duplex apartments. Given that the proposed works will require adaptations to the current roof, there is a low likelihood of finding unexpected bats at the time of works.

Reasonable Avoidance Measures (RAMS)

5.3. In order to avoid any negative impacts on protected species due to unexpected incidences of bats roosting in the building, the following precautionary method of work during any works to the roof and beams will aim to minimise and suitably avoid the risk of harm or disturbance. Reasonable Avoidance Measures to achieve this are outlined below. Impact on the bat species observed passing close to (or using adjacent habitats) the building whilst commuting is a key consideration. The method statement must be followed at all times. Due to the low risk of impacts to bats, there are no restrictions for timings of work. The following RAMs should be implemented during the construction phase; Contractors must;

- Works must be undertaken carefully and slowly, by hand in removing roof materials, including tiles or lead flashing, timbers or other materials in the building.
- Prior to removal, the underside of each item removed should be carefully checked for the presence of bats before being discarded.
- If bats are discovered at any point during the works, all works must cease immediately, and Wild Earth Ecology 07930216662 be contacted for advice. A European Protected Species Licence would likely be required from Natural England in order to allow works to proceed, ensuring the continued ecological functionality of the site. If the Ecologist cannot be contacted, then the National Bat Helpline must be contacted on 0345 1300 228 before proceeding.
- If a bat is found, it must be carefully covered back up (with care to avoid crushing or injuring it). If this is not possible, it should be captured carefully using thick gloves and contained in a secure cardboard box with small holes for ventilation, and placed in a cool, quiet area until further advice can be sought which may include collection by a Bat Conservation Trust registered bat carer or roost visitor. A copy of this statement must be kept on site at all times and communicated to all contractors or workers prior to works commencing.

Bat Sensitive Lighting

5.4. There is no legal duty requiring any place to be lit. British Standards and other policy documents allow for deviation from their own guidance where there are significant ecological/environmental reasons for doing so. It is acknowledged that in certain situations, lighting is critical in maintaining safety, such as some industrial sites with 24-hour operation. As a rarer or light-sensitive species (including annexe II species) have been recorded in the local area and utilising important nearby habitat features such as commuting flight lines, such as the mature trees to the north and south. It is recommended that any new external lighting be directed to avoid light spillage onto vegetation or foraging features. Any lighting on the

buildings should be directed onto the intended areas only, with no spillage. Bats are sensitive to light and could potentially avoid the area if access points or the surrounding areas become further lit. Minimising upward lighting by fitting lights with downward-facing baffles, hoods cowls or shields will further prevent light pollution and mitigate the impact of any new lighting on bat species. These hoods should direct the light below the horizontal plane, at an angle less than seventy degrees. Limiting the height of lighting columns and directing light at a low level away from vegetation will further reduce the ecological impact of the light.

- 5.5. Any additional exterior lighting must be low-level, hooded lighting which points downwards and must be on a timer so it goes off when not in use. All internal lighting must be surface mounted, and all fixtures and associated wiring must be attached to the exposed beams only. No nails or other fixings are to be placed into the ceilings. Any potential impact on bats can be minimised through the use of “warmer” lights as these are less penetrating than bright white lights (such as LEDs), as well as maintaining the brightness as low as possible (with settings which allow for a short illumination time) to provide some dark periods. Infrared motion sensors are strongly recommended, using a short timer to reduce the duration of lighting (triggered by larger objects or movement where possible) and reduce disturbance to bats. Additional fixed security or wall lights should be ‘dimnable’ with low light intensity which are readily available. Appropriate lighting options will prevent a negative impact on bats potentially using the habitats on site and should be approved by a suitably qualified Licensed Bat Ecologist.

Timber Treatment

- 5.6. Any use of timber-treatment or pest control treatment should be from the approved lists for safe use in or near bat roosts which can be found at:

<https://www.gov.uk/government/publications/bat-roosts-insecticides-and-timber-treatments/timber-treatment-products-suitable-for-use-in-or-near-bat-roosts>.

Other approved brands are also available and can be provided on request.

Roofing Materials

- 5.7. If roofing membrane is required, then only 1F bitumen roofing felt to BS 747 or sarking boards should be used in the new roof construction. If the proposed new tile type, (if applicable) is one that will allow access to bats, then breathable roofing membrane should not be used under any circumstances, as it is proven to cause entanglement and will lead to fatalities within bat roosts for a prolonged period (Waring *et al.*, 2013).

6.0. Enhancement recommendations

- 6.1. The Local Planning Authority (LPA) has a duty to ask for enhancements under the NPPF (2021). Recommendations have been made for modest post-change of use ecological enhancement at the site that are proportionate to the low level of environmental impact from the proposed works.
- 6.2. Providing the mitigation and enhancement recommendations included in the report are implemented appropriately, the proposed development will not have a negative impact on the biodiversity of the site and may result in tangible benefits for wildlife in the local area through

provision of nesting, foraging and roosting habitat. The PEA/PRA report (AKB Ecology, 2026) states that; “To enhance the site for bats and birds known to be present within the local area, it is recommended that two bat boxes and two bird boxes are integrated into the development.” This recommendation should be retained.

Integrated bat boxes

- 6.3. As records of a range of bat and bird species, including WaCA 1981 (as amended) and UK BAP priority species, have been returned from within the habitats surrounding the site, it is recommended that two integrated bat boxes could be installed on the existing building. These should ideally be made of woodcrete and be positioned at least 3-5m high, in a south or south-west facing direction with a clear flight path to and from the entrance (free from obstruction) and away from artificial light such as sensor-operated floodlights. Please note that the inclusion of a bat box on a building does not mean that bats will be attracted to roosting within the building itself. The installation of bat boxes within the vicinity of the buildings will provide additional roosting habitat for bats. Bats often require time to locate new roosting sites, and it may be several years before a box is colonised. Integrated bat boxes offer permanent roosting opportunities for bats into the future and require no maintenance. Suitable south or south-western facing locations to hang bat boxes could include the southwestern and southeastern elevations (high up near to the eaves if possible, to help shelter the box from the weather) as shown in Appendix 4. This direction and type of location will enable the box to capture sun for part of the day, which can help attract breeding animals/maternity colonies as well as attract smaller species which utilise linear landscape features such as hedgerows and treelines found locally. Alternatively, raised bat access tiles integrated into the roof offer more subtle, affordable options whilst allowing bats access to the roosting space within a loft void.

Integrate Eco Bat Box (below), Habibat Bat box - Plain for rendering, and a Schwegler 1W Summer and Winter bat box (below right) or similar bat boxes.

https://www.nhbs.com/integrated-eco-bat-box?fbclid=IwAR1Oj21BUzGJni9wXni-vvWpvlLa2nKKgn8IJzs1SoUWPTt2ytfX_gb7ZRZs



Swift bricks

- 6.4 It is recommended that two integrated swifts bricks be installed on the existing dwelling, including a; Woodstone Build-In Swift Box Visible (UK brick size) or Schwegler Lightweight Swift Box No. 1A, or equivalent. Swifts are a species of conservation concern in the UK and are of red-list status. The swift brick should be positioned facing in an easterly direction (away from other wildlife boxes), providing opportunities for swifts, sparrows and other small hole-nesting birds that feature locally. A suitable location would be to include two swift bricks on the northwestern elevation as shown in Appendix 4, at the highest point near the eaves. The brick can be covered with cladding or a brick surround for the best aesthetic presentation, allowing only the access hole to show. Swift nests do not usually need any cleaning, and if competently installed, do not need any maintenance. Where bricks with removable covers are used, there will be a need to regularly check those covers for integrity. We suggest this is done as part of the building's regular maintenance programme. Where possible, the brick should be placed in an area away from high levels of light, away from windows, vents and changing levels where they may be accessible to predators such as cats. Overhangs can also offer increased shelter. A link to the recommended design and type is shown below; however, alternative manufacturers/models are available, which may better suit the aesthetic of the buildings and the materials used;

https://www.wildcare.co.uk/wildlife-nest-boxes/bird-boxes/swifts/woodstone-buildin-swift-boxvisible-uk-bricks.html?gad_source=1&gclid=CjwKCAiAgoq7BhBxEiwAVcW0LORYxysbEKJTpV77SJleWnN2JkfMtuTfygSU6vGLqRCu393q8nzsBBBoCPq4QAvD_BwE

Wildlife-friendly landscaping

- 6.5. Any landscaping planned for the new development should be designed to enhance the site for biodiversity. This could include nectar or fruit-producing wildlife beneficial plants (not necessarily native) to offer varied food sources and shelter for a wide range of species including bats, birds, mammals and invertebrates. Any planting should also aim to improve connectivity to the surrounding habitats and should avoid the use of non-native, invasive species. The ecological enhancements recommended within this report have been designed to achieve this.

7.0. References

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Appendix 3: Screenshots of NVA positions at the darkened point in the survey



Image 1. Screenshot of NVA Sony AX40 on eastern (front) aspect of the main house



Image 2. Screenshot of Sony AX30 NVA on the northern aspect of the main house showing hanging tiles and dormer window



Image 3. Screenshot of Nightfox Whisker NVA on the northwestern aspect of the main house showing the western side of the dormer

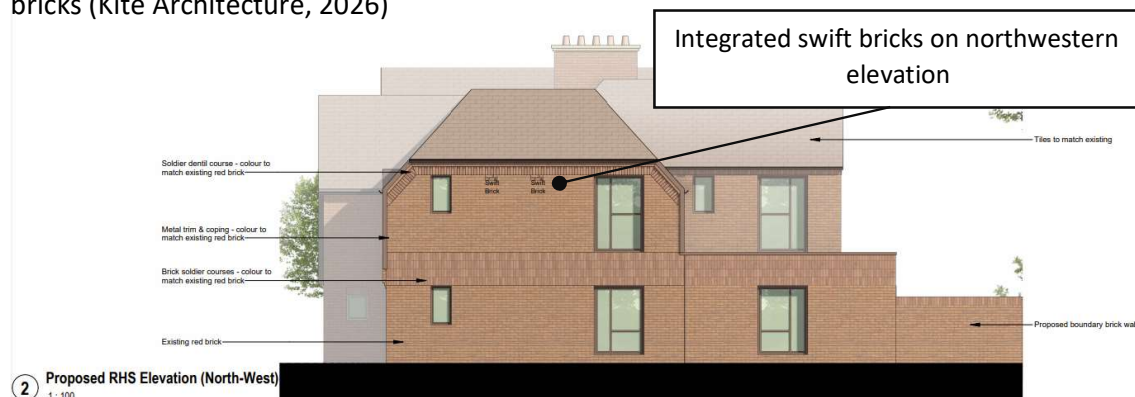


Image 4. Screenshot of Sony AX40 NVA on the southwestern corner of the building showing the chimney's and porched area



Image 5. Screenshot of Sony AX30 NVA on the western aspect of the building

Appendix 4 - Elevation Plan/s showing proposed location for integrated bat boxes and swift bricks (Kite Architecture, 2026)



Integrated bat boxes on southwestern
and southeastern elevations

