

Bat Survey

Kingsley House, Wokingham,
Berkshire, RG40 2HS

Client Lee Norris Design Ltd.

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Non-technical Summary

Background

In February 2026, Crossman Ecology was commissioned to undertake a bat survey of Kingsley House, Southlands Rd, Wokingham RG40 2HS. Development proposals include a loft conversion and window dormers at front and rear.

Methods

The scoping survey was undertaken by Miguel Canovas, an experienced ecologist and licenced bat worker. The building was inspected both externally and internally for any evidence of bat / bird presence, such as droppings, food remains, staining or actual bats / birds.

Results

The dwelling is located within a residential area. Overall, the dwelling remains in good condition. There are few gaps at the front hanging wall tiles, however, the area will be retained within the proposals and will not be disturbed. The garden is well-maintained.

The proposed areas in the building have **negligible** suitability for roosting bats.

Recommendations

It is recommended that the following be undertaken as part of the development:

- A precautionary approach to development regarding bats.
- Install a bird nest box on the building.
- Exterior lighting planned sensitive to nocturnal wildlife.

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1. Background

- 1.1. In February 2026, Crossman Associates was commissioned to undertake a bat survey of Kingsley House, Southlands Rd, Wokingham RG40 2HS. Development proposals include a loft conversion and window dormers at front and rear. (Ordnance Survey grid reference: SU 81903 67971).
- 1.2. Figure 1 under Appendix II provides a site location map.
- 1.3. The objectives of the survey were to:
 - Assess the likely presence or absence of bats.
 - Identify any legislative or planning policy constraints relevant to the site.
 - Determine the need for further surveys, compensation, or mitigation.

Site Description

- 1.4. The site comprises a detached two-storey house which is in a residential area in Wokingham, Berkshire. The property has a maintained garden of lawns.
- 1.5. The property is adjoined on all sides by similar detached/semi-detached properties with maintained gardens.
- 1.6. The environs are predominately residential with a mix of medium/large properties. The wider landscape includes farmland.

Legislation

- 1.7. In the UK all species of bats are protected under the Wildlife and Countryside Act (1981) as amended and the Conservation of Habitats and Species (Amendment) Regulations. Under this legislation it is a strict liability offence to injure or destroy a bat or to disturb damage or destroy the resting place of a bat. Under this legislation the UK is obliged to fully consider bats within the planning process and the level of bat activity on-site must be fully assessed prior to the assessment the planning application.
- 1.8. In Britain all wild birds are granted legal protection under the Wildlife & Countryside Act (1981) (as amended). This legislation protects the birds, their eggs and nests whilst being built or in use.

2. Methodology

Desktop Study

Data search

- 2.1. The MAGIC website was accessed to gain information on any statutory site designations within 4 km of the site that are designated for bats.

National Planning Policy

- 2.2. National Planning Policy has been reviewed for policies that relate to nature conservation relevant to the site.

Field Survey

Bat scoping survey

- 2.3. A bat scoping survey was carried out on the 11th February 2026 by Miguel Canovas, an experienced ecologist and licenced bat worker.
- 2.4. The building was methodically inspected internally and externally for any evidence of roosting bats, including actual bats, droppings, urine staining and evidence of feeding activity such as discarded insect wings and cases.
- 2.5. The building was also assessed for its suitability to support roosting bats by considering several factors including whether bats can access internal and external voids within the building and whether these voids provide adequate protection and shelter for roosting bats. If the building is not confirmed as a roost, it is assessed from High to Negligible Suitability as follows;

- **High Suitability** – many roosting opportunities. Buildings tend to be old, large and rural
- **Moderate Suitability** – some roosting opportunities. Buildings tend to be old, rural with some recent maintenance
- **Low Suitability** – few roosting opportunities. Buildings tend to be modern, urban and well maintained
- **Negligible Suitability** – insignificant roosting opportunities. Buildings tend to be small, modern, urban and very well maintained.

Birds

- 2.6. The building was also inspected for the presence of birds including house sparrow *Passer domesticus*. The building was checked for field signs including nesting material, accumulations of droppings and/or pellets.

3. Results

Desktop Study

Data Search

- 3.1. The MAGIC website informed that there are no statutory sites within 4 km of the site designated for bats.

Planning Policy

- 3.2. National policy guidance is provided by National Planning Policy Framework (NPPF, December 2024), which sets out the Government's planning policies for England and how they should be applied to planning applications;

Conserving and enhancing the natural environment

- Planning decisions should contribute to and enhance the natural and local environment by:
 - a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
 - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
 - c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Habitats and Biodiversity

- To protect and enhance biodiversity and geodiversity, plans should:
 - a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity⁶⁸; wildlife corridors and steppingstones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
 - b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁷⁰ and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Field Survey

Bat scoping survey

- 3.3. The external and internal conditions of the buildings are described in the table below and photographs can be found in Appendix II.

- 3.4. A table within Appendix III; information sheets set out the criteria for the way a building is assessed for its potential to support roosting bats.

Building	Feature	Feature Description	Bat suitability
Kingsley House, Wokingham	Overview	Detached two-storey house. The property is in good condition and is currently occupied. No bats or evidence of bats were found inside or outside of the property.	Negligible Suitability ☒
	Exterior	The brick walls are in good condition; no gaps or cracks were observed. The windows and doors are all well-sealed. There are few gaps at the front hanging wall tiles, however, the area will be retained within the proposals and will not be disturbed. The garage is in good condition. The property has a maintained garden of lawns.	
	Interior	Areas of living accommodation are composed of well-sealed rooms with plaster and painted walls and ceilings. The roof void is insulated compost of exposed timbers and modern membrane lining. No gaps were observed.	
	Roof	Tightly fitting flat roof tiles with no gaps observed.	

		All roof verges remain well-sealed, areas of soffit and where lead flashing is used to seal roof abutments remain tightly fitted in place. The chimney brick work is in good condition and the flashing/ concrete work which seals the chimneys to the roof remain well fit in place.	
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Birds

- 3.5. No birds or bird nesting activity was recorded in any aspect of the building.

Evaluation

- 3.6. The building is located within a residential area, however, lies near to farmland with habitats likely to function as commuting and foraging resource for bats.
- 3.7. During the scoping survey, no droppings, staining, feeding remains or actual bats were observed. The building is in good condition and well-maintained. All verges and soffits are in good condition and fit tightly. All tiles and ridges are sealed. The property is constructed from modern and uniform material. There are few gaps at the front hanging wall tiles, however, the area will be retained within the proposals and will not be disturbed.
- 3.8. The proposed areas in the building have **negligible** suitability for roosting bats.

4. Recommendations

- 4.1. The recommendations in the paragraphs below are provided to help ensure that wildlife and important ecological features are protected during the course of works. Recommendations also set out mitigation measures to minimise harm where this cannot be avoided and provide compensation measures to allow the proposals to meet current legislative and planning policy objectives.
- 4.2. The Natural Environment and Rural Communities (NERC) Act (2006) states that a public authority must 'in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity; Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.
- 4.3. The NPPF (2024) states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Species recommendations

Bats

- 4.4. Due to the lack of evidence of roosting bats within any aspect of the building proposed areas, it is not considered necessary or beneficial to undertake any further survey work.
- 4.5. Due to the site be nearby farmland and the transitory nature of bats, there remains a very small possibility that bats could be encountered during the works; therefore, all works must proceed under a precautionary approach. Tiles and roof panels will be removed in a vertical rather than horizontal sliding motion. Soffits and masonry

will be dismantled using a 'soft' approach taking care with cavity walls where present. All site workers will be vigilant at all times and in the very unlikely event that a bat is found, then works must stop immediately and advice should be sought from a suitably qualified ecologist.

Lighting

- 4.6. The site lies near to farmland, these habitats are likely to support a number of species of bat; typical species that would be likely to be present include common pipistrelle and soprano pipistrelle, therefore any exterior lighting that is to be employed should be of the modern LED-type and should take into account the presence of bats and avoid over illumination of the garden, trees and adjacent properties. This can be achieved by using directional lights and or cowl.

Biodiversity enhancements

Birds

- 4.7. During the construction phase of the works, there is an opportunity to incorporate inexpensive ecological enhancements that aim to increase the biodiversity of the site.
- 4.8. Swifts (*Apus apus*) are a declining species in the UK, largely due to the loss of suitable nesting sites in modern and renovated buildings. To support local biodiversity, fulfil policy objectives and contribute to swift conservation efforts, it is recommended that
- 4.9. At least one swift nest box be installed on the building.
- 4.10. The nest box should be positioned at least 4 m above ground level, under the eaves or on an appropriate sheltered wall, with a clear flight path and minimal disturbance. Ideally, the box should face north or east to avoid excessive heat exposure.

- 4.11. For a long-term, low-maintenance solution, we recommend incorporating the Action for Swifts S Brick into the development. The S Brick is a discreet, integrated nest box designed to be built directly into the structure of the building, providing a secure and permanent nesting site without affecting aesthetics or maintenance requirements. Models can be found on www.actionforswifts.com.

5. Limitations

- 5.1. This report records wildlife found during the survey and anecdotal evidence of sightings. It does not record any plants or animals that may appear at other times of the year and were therefore not evident at the time of visit.
- 5.2. The advice contained in this report relate primarily to factual survey results and general guidance only. On all legal matters you are advised to take legal advice.

6. References

Bat Conservation Trust (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edition)

Bat Conservation Trust & Institution of Lighting Professionals (2023) *Guidance Note 08/23 – Bats and Artificial Lighting at Night*

Department for Levelling Up, Housing and Communities (December 2024) *National Planning Policy Framework*

HMSO (1981) *Wildlife and Countryside Act 1981 (and subsequent amendments).*

Joint Nature Conservation Committee (JNCC) *Common Standards Monitoring Guidance for Reptiles and Amphibians* (2004) JNCC

Mitchell-Jones, A.J, & McLeish A.P. (2022) *The Bat Worker's Manual* (5th Edition)

Multi-Agency Geographical Information for the Countryside (MAGIC)
Website www.magic.gov.uk

TSO (2006) *Natural Environment and Rural Communities Act* TSO

UK Government (2017, as amended) *Conservation of Habitats and Species Regulations*

Appendix I – Site Figures



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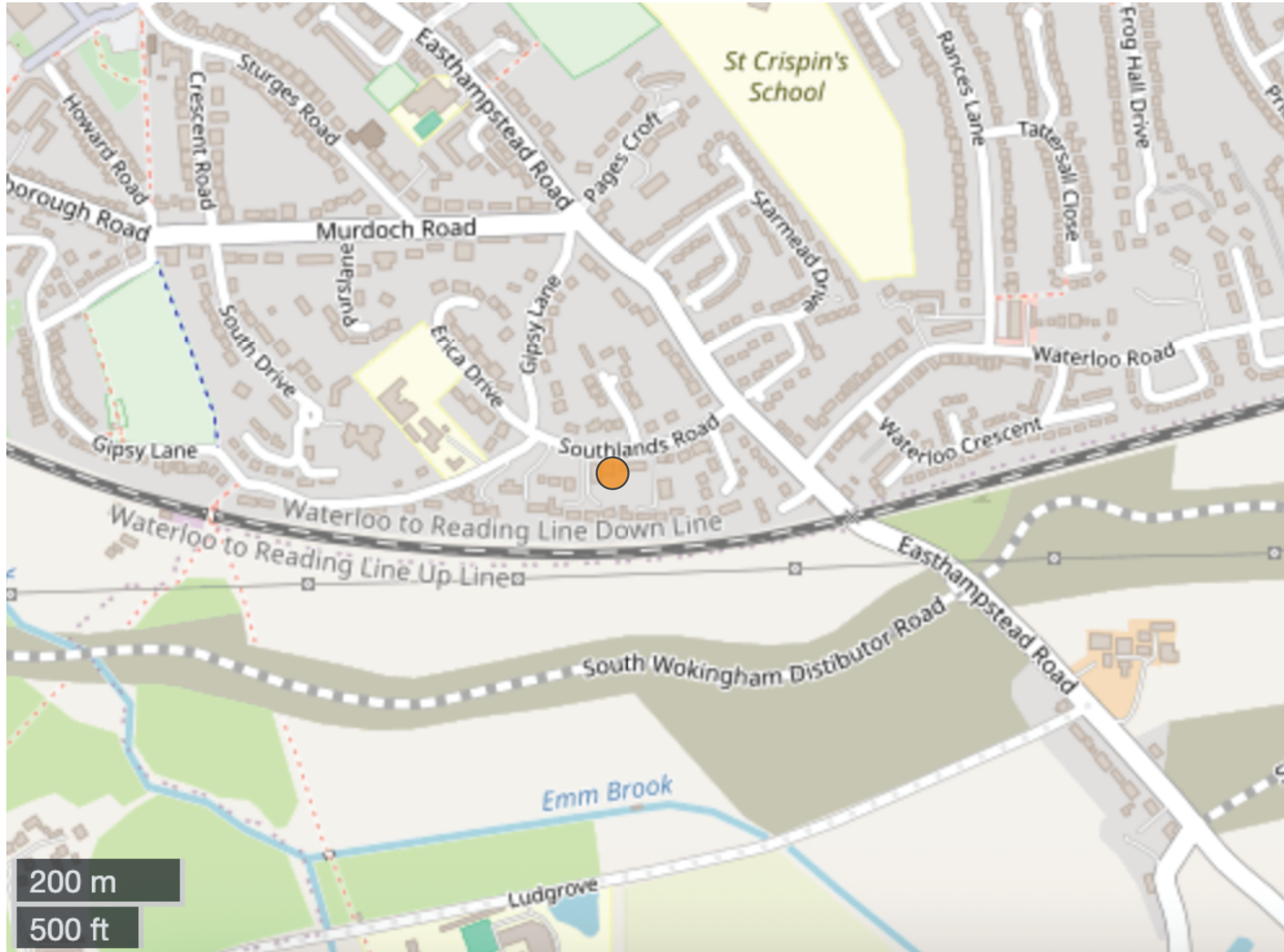
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Site location



Client Lee Norris Design Ltd

Title Location plan

Site Kingsley House, Wokingham

Figure 1

Date 25 February 2026

Scale xxx

Appendix II – Site Photographs



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Photographs 1- 3



Photograph 1:

Front - northern elevation

Proposed dormer location



Photograph 2:

Northeastern elevation



Photograph 3:

Southwestern elevation

Photographs 4 - 6



Photograph 4:

Rear - southern elevation



Photograph 5:

Roof void



Photograph 6:

Garden

Appendix III – Information Sheets



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Bat Habitat Suitably Criteria

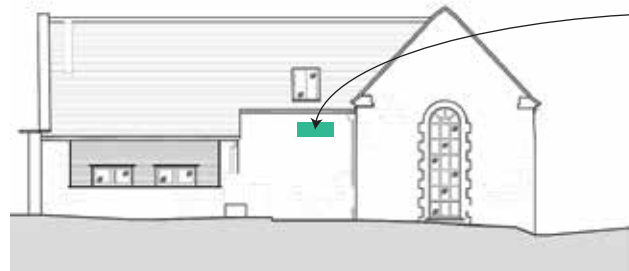
Bat Roosting Suitability	Criteria	Survey requirement to prove likely absence
Negligible	Negligible habitat features on site likely to be used by roosting bats.	No further survey work required
Low	A building, structure or tree with one or more potential roosting sites that could be used by individual bats opportunistically; however, these possible roost sites do not provide enough space, shelter, protection and/or suitable surrounding habitat to be used by large numbers of bats and are unlikely to be suitable for maternity or hibernation roosts.	One activity survey
Medium	A building, structure or tree with one or more potential roost sites that could be used by bats due to the size, shelter, protection, conditions and surrounding habit, but is unlikely to support a roost of high conservation status.	Two activity surveys
High	A building, structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.	Three activity surveys

Survey requirements are taken from Bat Surveys for Professional Ecologists: Good Practice Guidelines (2024), which is the recognised industry standard guidance used by local planning authorities and other statutory consultees.

Bird Boxes for Buildings

Woodcrete Bird Boxes

We recommend the use of woodcrete bird boxes. The boxes are long-lasting and have a low visual impact on a development because they can be built into the exterior wall. In the case of Habibat, boxes can be rendered, or faced with brick or stone.



How Many to Install

The number of bird boxes depends on the level of compensation or mitigation that is required, and depends on the level of bird activity and the scale of the development. Generally one box or a small group of boxes is sufficient.

Location

Bird boxes are best positioned under the eaves of the dwelling as shown on the left. The tops of the boxes should be positioned a short distance below the eaves by approximately 100-200 mm. Boxes should ideally not be located above windows or doors.

Encouraging Birds Is Simple

Installing bird boxes is an easy, cost-effective way to support declining species. They provide vital nesting spaces for birds in built environments—helping biodiversity thrive right where you live or work



Habibat Sparrow Terrace

A simple, durable wooden nest box designed for house sparrows. Install in groups under eaves or on walls to mimic colony nesting and support declining urban sparrow populations.



Schwegler Sparrow Terrace

A long-lasting wood-concrete terrace with three nesting chambers for house sparrows. Encourages colony breeding, excellent insulation, and weather resistance for year-round protection. Mount under eaves or high walls.



Woodstone House Martin Box

Made from breathable wood-concrete, this twin nest replicates natural house martin cups. Fix beneath roof overhangs on north or east elevations.



Swift AFS S Box

Purpose-built, durable nest box for common swifts, made from recycled wood-concrete. Suitable for wall or eaves mounting at least 5 m high with clear flight access.



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