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Report prepared for: EU Plants Ltd

For the Site of: Manor Farm, Longwater Road, Finchampstead, Wokingham, RG40 3TS

Version:	Written by:	Checked by:	Final:
Draft	Susie Handley 12/02/2026	Sarah Kennard 23/02/2026	
Final	Cleo Featley 19/02/2026	Heather Stuckey 25/02/2026	Cleo Featley 25/02/2026

Cherryfield Ecology has prepared this report for the client. Please see our T&C's.

Ecological reports are limited in shelf life, Natural England usually expect reports for licenses to be from the most recent or current season. Therefore, should the project not proceed within 12-18 months of this report an updated survey should be undertaken in order to check for changes that may have occurred on site. Information is believed to be accurate at the time of the survey; recommendations are made without bias based on good practice guidelines within the industry. However, species presence and ecological parameters can change over time.

Cleo Featley MSc, BSc (Hons), MRSB

Bat level 1, GCN Level 1

cleo@cherryfieldecology.co.uk

07546 987309

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Preliminary Roost Assessment (PRA)

0.0 Non-Technical Summary

0.1 Background

The survey undertaken follows national guidelines (Collins, 2023) allowing for a day-time inspection and recommends for further surveys if considered necessary. If a deviation from the guidelines has been made this will be detailed in the Method Section.

The following report details the findings and recommendations for the site of Manor Farm, Longwater Road, Finchampstead, Wokingham, RG40 3TS.

The client commissioned Cherryfield Ecology to undertake a PRA as the proposals include for the conversion of a barn into 3no. residential dwellings. Plans have been provided (Appendix I).

0.2 Results and Findings

The site consists of one metal barn (B1), three mobile homes (B2, B3, & B6), and two plastic sheds (B4 & B5). No bats or evidence of bats was found on site at the time of survey. All the buildings provide negligible potential for roosting bats due to an absence of suitable roosting features such as lifted roof tiles or loft voids.

0.3 Impact Assessment and Recommendations

No impacts are foreseen; however, if bats are found during the development, all works must stop, and advice sought.

The findings outlined in this report are valid for one year, after which updated surveys will be required.

Enhancements and mitigation are recommended (please see Section 4.4 for further details).

1.0 Introduction

1.1 Aim of the Survey

This report aims to inform the client of any bat issues that may be present on-site and that could affect the development. It recommends for further surveys when considered necessary and provides possible mitigation and enhancement should this become required.

1.2 Background Information

The client, EU Plants Ltd, has commissioned Cherryfield Ecology to undertake a PRA for the site of Manor Farm, Longwater Road, Finchampstead, Wokingham, RG40 3TS. Planning permission is being sought to include for the conversion of a barn into 3no. residential dwellings.

This survey has checked all buildings, trees (from ground level only) or structures due to be affected by the proposals for bats, signs of bats or features known to be used by bats e.g. crevices, gaps or holes.

The inspection was conducted on 16/02/2026.

All 18 species of bat common in the UK (17 known to be breeding) are fully protected under the Wildlife and Countryside Act (as amended) 1981 through inclusion in Schedule V of the Act. All bat species in the UK are also included in Schedule II of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, which transpose Annex II of the Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora ("Habitats Directive") which defines United Kingdom protected species of animals.

Bats species are afforded further protection by the Countryside and Rights of Way Act 2000; and the Natural Environment and Rural Communities Act 2006.

This combined legislation makes it an offence to:

- Intentionally or deliberately kill, injure or capture bats.
- Deliberately disturb bats, whether at roost or not.
- Damage, destroy or obstruct access to bat roosts.
- Possess or transport bats, unless acquired legally.

- Sell, barter or exchange bats.

A bat roost is well-defined by the legislation as the ‘resting place’ of a bat. However, the word roost is used to describe this resting place and is generally accepted as the word describing where a bat or bats rest, feed or sleep.

2.0 Methods

For the desk study, the Multi-Agency Geographic Information for the Countryside (Magic) is checked to identify any statutory sites and priority habitat within 2km of the site.

Biological records data is requested from the local records centre to provide context and background information. As the data is often sensitive, a synopsis is provided.

The survey follows the national guidelines (Collins, 2023), and the following equipment is available for the inspection (it may or may not all be used):

- Torches (e.g. LED Lensar type).
- Ladders (Standard 4m telescopic surveying ladder).
- Endoscope where holes, cracks and crevices are accessible.
- Mirrors as above (extendable and movable mirror face).
- Binoculars (Pentax close focus).
- Thermometer/hygrometer.
- Camera.
- Sample bags for collecting dropping and feeding evidence (should this be found).

The assessment allows for a detailed inspection of the site looking for bats, evidence of use by bats e.g. droppings/feeding remains, and features known to be used by bats for roosting e.g. gaps, crevices and holes. Trees and buildings are assessed from ground level only and may require climbed surveys of holes, cracks and crevices.

The survey can be conducted year-round, however, it can be limited due to bad weather and in the winter when bats are not active, thus evidence and bats are often not found. During these periods, habitat value (likely presence) becomes more important to the assessment of the site.

2.1 Limitations

This survey provides a snapshot of the site at the time of the survey only. Bats are highly mobile and can turn up from time to time, unexpectedly. Health and Safety restrictions or obstructions may limit the ability to find evidence. All care has been taken to ensure the results and recommendations are suitable to the context of the development and the information gathered on surveys.

If a deviation from the guidelines has been made, the reason and justification will be explained below:

B2, B3, B5, and B6 were not able to be assessed internally.

Table 1: Roosting features (likelihood) of bat presence assessed against Collins (2023) guidelines *Source: Adapted from Collins (2023) pp 44, Table 4.1.*

Likelihood of bat presence (Habitat Value)	Features that bats can use, regardless of evidence being present.	Number of bat surveys required
Confirmed Bat Presence	Bats are found to be present during the survey. Evidence of bats is found to be present during the survey.	Three (Full Roost Characterisations surveys)
Higher likelihood of bat presence.	Pre-20th century or early 20th century construction. Agricultural buildings of traditional brick, stone or timber construction. Large and complicated roof void with unobstructed flying spaces. Large (>20 cm) roof timbers with mortice joints, cracks and holes. Entrances for bats to fly through. Poorly maintained fabric providing ready access points for bats into roofs, walls, bridges, but at the same time not too draughty and cool. Roof warmed by the sun, in particular south facing roofs. Weatherboarding and/or hanging tiles with gaps. Low level of disturbance by humans. Bridge structures, follies, aqueducts and viaducts over water and/or wet ground.	Three (Presence/Likely Absence survey)
Moderate and Lower likelihood of bat presence.	Modern, well-maintained buildings or built structures that provide few opportunities for access by bats. Small, cluttered roof space. Buildings and built structures comprised primarily of prefabricated steel and sheet materials. Cool, shaded, light or draughty roof voids. Roof voids with a dense cover of cobwebs and no sections of clean ridge board. High level of regular disturbance. Highly urbanised location with few or no mature trees, parkland, woodland or wetland. High levels of external lighting.	One for low, two for moderate (Presence/Likely Absence survey)
Negligible likelihood of bat presence.	No obvious features suitable for roosting, minor foraging or commuting.	No further surveys required
None	No features suitable for roosting.	No further surveys required

Table 2: Guidelines for categorising potential suitability of PRFs in trees against Collins (2023) guidelines *Source: Adapted from Collins (2023) pp 62, Table 6.2.*

Table 6.2. Guidelines for categorising the potential suitability of PRFs on a proposed development site for bats, to be applied using professional judgement.	
Suitability	Description
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

Table 3: Example of types of PRFs within trees, against Collins (2023) guidelines *Source: Adapted from Collins (2023) pp 65, Table 6.6*

Table 6.6. PRF types that can be exploited by bats and how they form (adapted from Bat Roosts in Trees, BTHK, 2018).		
PRFs formed by disease and decay	PRFs formed by damage	PRFs formed by association
woodpecker holes squirrel holes knot holes pruning cuts tear outs wounds cankers compression forks butt rots	lightning strikes hazard beams subsidence cracks shearing cracks transverse snaps welds lifting bark desiccation fissures frost cracks	fluting ivy

3.0 Results

The following section details the results of the desk study, inspection and survey; it includes MAGIC information, biological records data and map/aerial photo information. The results detail the building, structure or tree (numbered for reference) description of any evidence found and habitat value if no evidence has been located.

3.1 Desk Study

The desk study is centred on Grid Reference - SU 80046 63328 and Postcode - RG40 3TS.

3.1.1 MAGIC

The following statutory sites and Natural England Protected Species (NEPS) have been located within the 2km search area (Figure 1).

Table 4: Magic search results

Receptor	Distance and Direction to Nearest (m/km)	Description
Statutory sites	N/A	N/A
Granted protected species licenses	~672m NNW	Common pipistrelle, <i>Pipistrellus pipistrellus</i> , soprano pipistrelle, <i>Pipistrellus pygmaeus</i> , & brown long-eared, <i>Plecotus auritus</i> (2011-3144, 2019-39174, 2018-36978, 2018-37292)
	~321m NE	Common pipistrelle & brown long-eared (2014-3970, 2015-7094, 2009-535, 2020-48238, 2014-3970-1)
	~891m SE	Brown long-eared (2014-4890-2, 2015-7982, 2020-45340, 2018-33861, 2014-1055)
	~359m SE	Common pipistrelle (2013-6081C, 2017-31639, 2014-3877)
	~892m NE	Soprano pipistrelle & brown long-eared (2013-5917B, 2014-4594)
	~675m NE	Common pipistrelle & soprano pipistrelle (2019-44291, 2012-4842)
	~544m SW	Nathusius' pipistrelle, <i>Pipistrellus nathusii</i> (2019-40646)
Priority habitat	~395m NE	Traditional orchards
	~178m NE	Deciduous woodland

	~169m NNE	Ancient woodland
	~1 701m SE	Priority ponds
	~787m E	Lowland heathland
	~1 902m SW	Good quality semi-improved grassland
	~817m SW	Coastal and floodplain grazing marsh

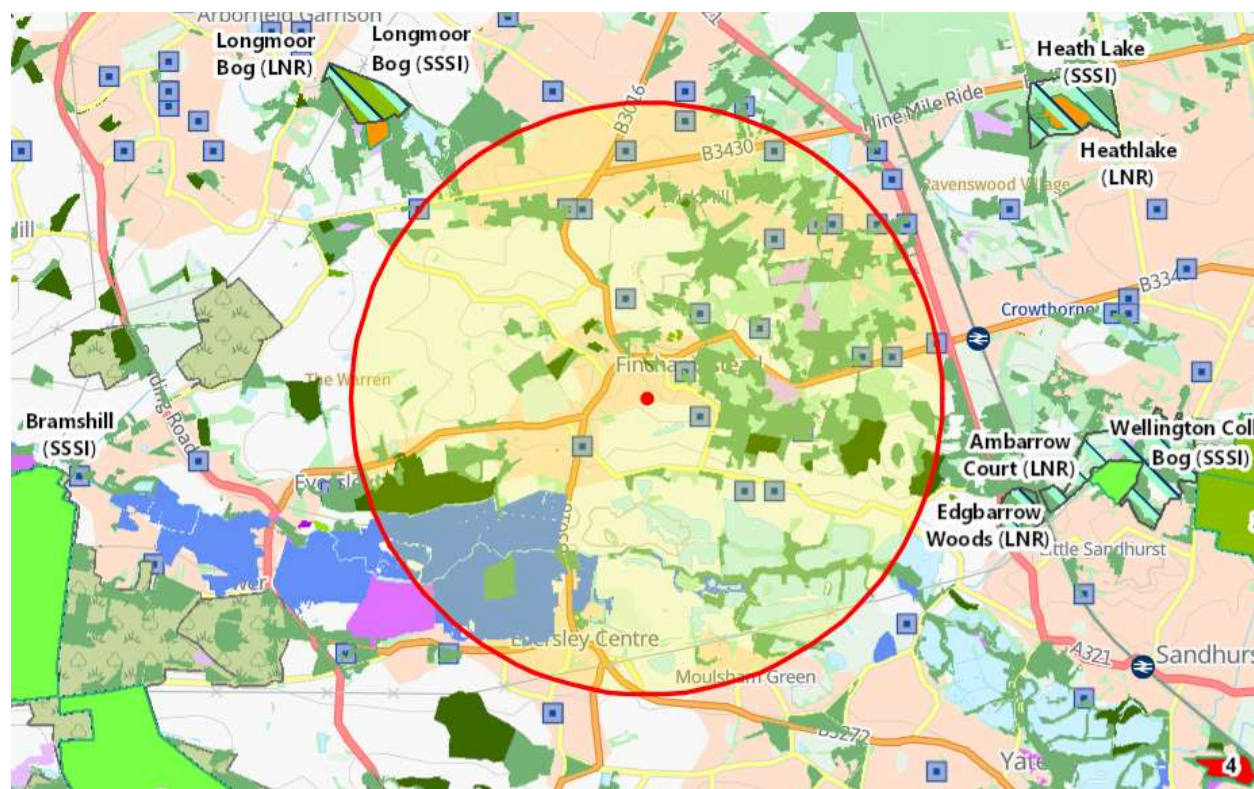


Figure 1a: Magic Map Search

3.1.2 Biological Records Data

A standard search of existing records for protected species and nature reserves has been commissioned, below details the results and site context. *Data older than 10 years old will not be included.*

Biological records were obtained from Thames Valley Environmental Records Centre (2026)

Table 5: Biological Records

Species	Number of Records	Closest record (accuracy)	Most recent record (year)
Barbastelle <i>Barbastella barbastellus</i>	10	769m (100m)	2023
Brown Long-Eared <i>Plecotus auritus</i>	46	235m (1m)	2024
Common Pipistrelle <i>Pipistrellus pipistrellus</i>	89	90m (100m)	2024
Daubenton's <i>Myotis daubentonii</i>	3	613m (1m)	2023
Leisler's <i>Nyctalus leisleri</i>	-	-	-
Nathusius' Pipistrelle <i>Pipistrellus nathusii</i>	13	769m (100m)	2023
Natterer's <i>Myotis nattereri</i>	2	392m (1m)	2023
Noctule <i>Nyctalus noctula</i>	49	617m (100m)	2023
Serotine <i>Eptesicus serotinus</i>	27	90m (100m)	2024
Soprano Pipistrelle <i>Pipistrellus pygmaeus</i>	67	90m (100m)	2024
Unidentified Bat <i>Chiroptera</i>	7	393m (1m)	2024
Unidentified Long-Eared <i>Plecotus sp.</i>	7	331m (1km)	2022
Unidentified Myotis <i>Myotis sp.</i>	26	331m (100m)	2024
Unidentified Pipistrelle <i>Pipistrellus sp.</i>	25	316m (1m)	2024
Unidentified Vesper <i>Vespertilionidae</i>	-	-	-
Whiskered <i>Myotis mystacinus</i>	-	-	-
Whiskered/Brandt's <i>Myotis mystacinus/brandtii</i>	-	-	-

3.1.3 Site Location and Surrounds

The site is located in Finchampstead, Berkshire and is surrounded by fields with multiple polytunnels in the immediate locale. Table 6 details the commuting, feeding and habitat features in a 1km radius of the site.

Table 6: Habitat features suitable for bat use in the general area.

Feature	Description
Watercourses	Small streams and drains can be found within the search area; the closest stream is ~402m east of the site boundary.
Waterbodies	There are four ponds to the west and northwest, the closest is ~397m. There are three ponds ~477m and ~530m north. There are ponds ~598m and ~965m northeast. There is a group of two large and two small ponds ~222m south/southeast. There is a pond ~932m east. There is a pond ~810m southeast. Moor Green Lake is ~832m southeast. There are six settling ponds to the south, the closest is ~531m. There are three ponds to the west/southwest, the closest is ~392m.
Woodland	There is a large area of woodland within Finchampstead Ridges ~329m east. There are multiple smaller areas of woodland within the search area, the closest is ~179m north.
Linear e.g. hedgerows	Field margin hedgerows are found frequently within the search area.
Pasture/arable/grassland	Arable fields and pasture can be found predominantly within the wider landscape. Finchampstead recreation ground is ~512m west.
Other	The site is surrounded by several large fields containing multiple polytunnels growing plants. There is a quarry ~548m south.

3.2 Building, Tree or Other Structure

This section details the structures reference and description (see Figure 8 for Site Plan).

Building/tree/structure reference - B1 (Metal barn), B2, B3, B6 (mobile homes), B4, B5 (Plastic shed)

3.2.1 General Description

The site consists of a one metal barn, three mobile homes, and two plastic sheds with associated bare ground and agricultural land.

Table 7: Weather Records

Parameter	Unit/Value
Temperature	5 °C
Cloud cover	100%
Precipitation	None
Wind	5/12

Table 8: Building/Tree/Structure description(s)

Building/Tree/Structure Number	Description
B1	B1 is an open access, metal barn with a pitched roof. The roof is constructed from corrugated metal sheets with some corrugated plexiglass roofing panels. The roof and walls are unlined and supported by a metal frame. B1 houses B2, B3, B4 & B5 as detailed below.  Figure 2: Exterior of B1.

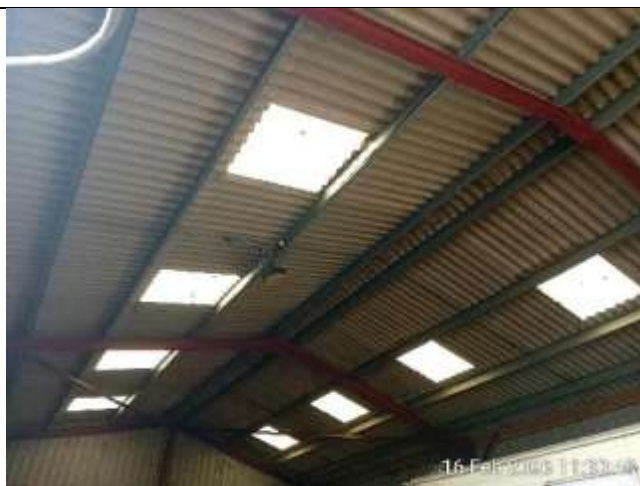


Figure 3: Interior of B1.

B2

B2 is a single-storey mobile home with a flat roof. The windows and doors have PVC frames. Internal access was not provided.



Figure 4: Example of B2.

B3

B3 is a single-storey mobile home with a flat roof. The windows and doors have PVC frames. Internal access was not provided.



Figure 5: Example of B3.

B4 & B5

B4 and B5 are a pair of plastic sheds with pitched roofs. Internally, the sheds are unlined.



Figure 6: Example of B4 and B5.

B6

B6 is a single-storey mobile home with a pitched roof. The roof is covered in interlocking tile sheets. The windows and doors have PVC frames. Internal access was not provided.



Figure 7: Example of B6.

3.3 Bats, Evidence or Likelihood of Bat Presence

The following table details the results of the survey.

Table 9: Bats, evidence or likelihood of bats being present.

Bats found	No bats were found at the time of the survey.
Evidence of bat use	No evidence of bats was found at the time of the survey.
Potential for bat use	Buildings: Level of likelihood of roosting presence - Negligible (All buildings) The buildings on site provide negligible potential for roosting bats due to an absence of suitable roosting features. B1 has open access, however, lacks any crevices or cavities that could be utilised for roosting. B2, B3, and B6 do not have any roof tiles which could be used for roosting or an access point. B4 and B5 lack any suitable crevices for roosting bats.

3.4 Supplementary Observations

Table 10: Other protected species found at the time of the survey.

N/A	N/A
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3.5 Site Plan

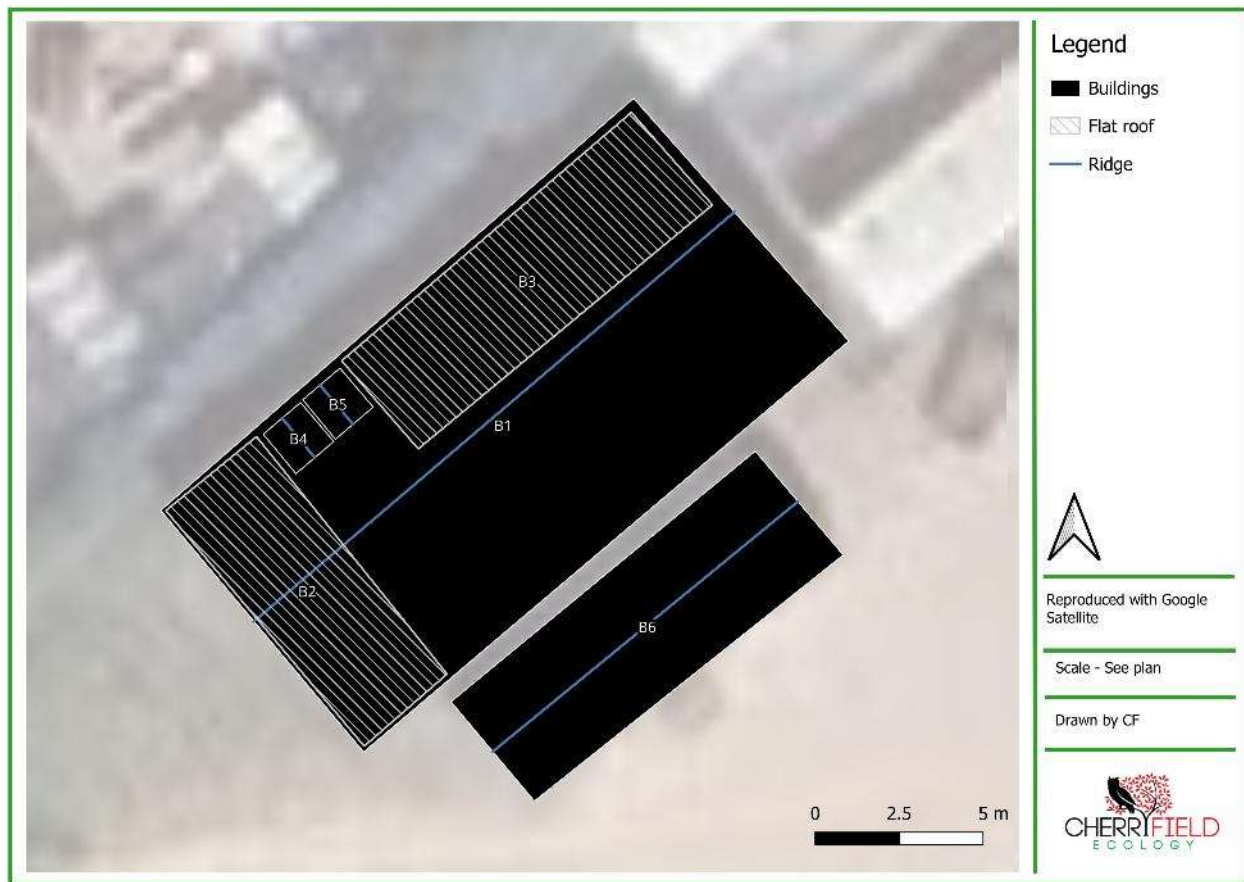


Figure 8: Site Plan

4.0 Conclusions, Discussion and Recommendations

The following section details the conclusions, discussion, potential impacts and recommendations in the context of the proposed works.

Building/tree/structure reference - B1 (Metal barn), B2, B3, B6 (mobile homes), B4, B5 (Plastic shed).

4.1 Conclusion and Discussion

The proposals include for the conversion of a barn into 3no. residential dwellings.

The site consists of one metal barn (B1), three mobile homes (B2, B3, & B6), and two plastic sheds (B4 & B5). No bats or evidence of bats was found on site at the time of survey. All the buildings provide negligible potential for roosting bats due to an absence of suitable roosting features such as lifted roof tiles or loft voids.

4.2 Potential Impact

Impact assessments must be proportionate to the scale of the development (CIEEM, 2018) and the following details a proportionate impact assessment based on current information.

Table 11: Impact Assessment.

Impact	No impacts foreseen.
Characterisation of unmitigated impact on the feature	N/A
Effect without mitigation	N/A
Mitigation and Enhancement	See Table 12 and 13
Significance of effects of residual impacts (after mitigation)	N/A

4.3 Recommendations

No impacts are foreseen; however, if bats are found during the development, all works must stop, and advice sought.

The findings outlined in this report are valid for one year, after which updated surveys will be required.

Enhancements and mitigation are recommended (please see Section 4.4 for further details).

4.4 Recommended Mitigation and Enhancements

The following table details the recommended mitigation for the site (Table 12).

Table 12: Proposed mitigation and compensation

Work	Specification
Precautions to be undertaken during works.	The following must be undertaken: - All works must be undertaken within 12-18 months of this report, thereafter a material change check will be required to check for changes that could affect potential bat habitat. - If a bat is found at any point whatsoever during works, works will stop, and further advice will be sought.
Lighting	Any lighting near or shining onto any trees/ hedgerows/ buildings will be designed to minimise the impact it has on potential bat roosting and commuting. Lighting will be in line with the BCT lighting guidelines (Bats and Lighting in the UK (Bat Conservation Trust, 2023) https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/ This lighting where possible will be of low level, be on downward deflectors and be on PIR sensors. Using LED directional lighting can also be a way of minimising the light spill affecting the habitat. No up-lighting should be used. Light spill must be minimized to as low a lux as possible. This will ensure that the roosting and commuting resources that the bats are likely to be using are maintained.

The local planning authority have a duty to impose enhancements. The following table details the affordable and simple enhancements suitable for the site (Table 13).

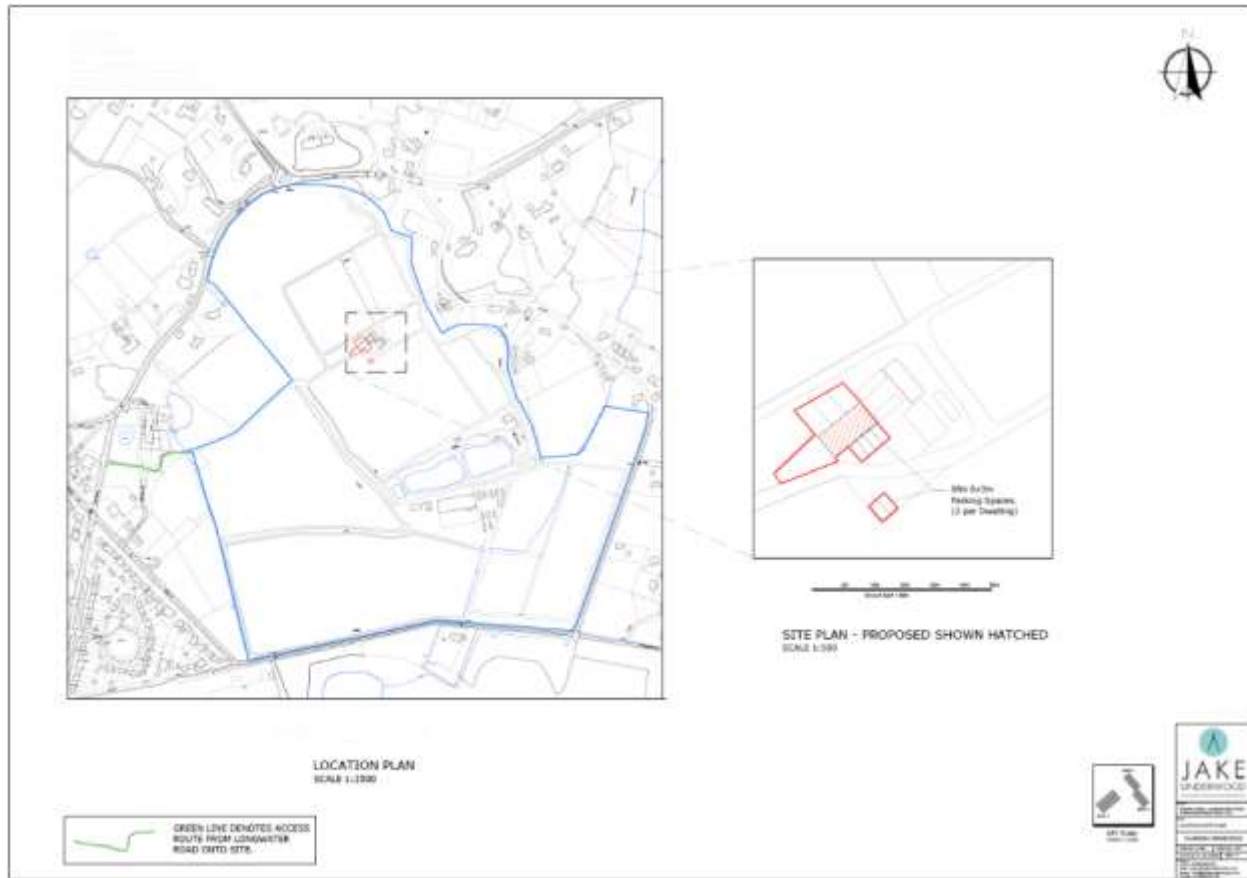
Table 13: Enhancements to allow a net gain for protected species.

Work	Specification
Enhancements to provide a net gain as per the LPA's duty.	Bat tubes can be built into the buildings (Figure 9). These require no maintenance, can be installed on a gable end/under an eave, no less than 3m above ground level, face south or north and can be faced in any material to provide an aesthetic matching the remaining building.  Figure 9: Example of bat tube

5.0 References

- CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal, September 2018. Chartered Institute of Ecology and Environmental Management, Winchester, online at <https://www.cieem.net/data/files/ECIA%20Guidelines.pdf>
- Collins, J. (ed.), (2023), Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th Edition, BCT, London
- Google Earth, (2026), Located on site postcode, online
- MAGIC, (2026): Magic maps, NEPS licences and designated sites, online <http://www.magic.gov.uk/Login.aspx?ReturnUrl=%2fMagicMap.aspx>, accessed as report date.
- Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Chartered Institute of Ecology and Environmental Management, Ampfield
- Records: Thames Valley Environmental Records Centre (2026).

Appendix I - Site Plans



Existing Site Location Plan (Jake Underwood, 2026)



Proposed Site Plan (Jake Underwood, 2026)