

**BAT AND BARN OWL ASSESSMENT**

**Stables**

**Lee Barton Farm**

**St Keyne**

**Liskeard**

**PL14 4QS**



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## I. ADMINISTRATION DETAILS

<b>Property Assessed</b>	Stables Lee Barton Farm St Keyne Liskeard Cornwall PL14 4QS
<b>Grid Reference</b>	SX 21174 62252
<b>Name &amp; Address of Owner</b>	Tim & Laura Towler Lee Barton Farm St Keyne Liskeard Cornwall PL14 4QS
<b>Tel</b>	[REDACTED]
<b>Name &amp; Address for Invoice payment</b>	As above
<b>Planning Authority Involved</b>	Cornwall Council
<b>Planning Reference Number</b>	-
<b>Consultancy Reference Number</b>	CEC/497/3435
<b>Date of assessment request</b>	04/03/2021
<b>Date of assessment</b>	10/03/2021
<b>Weather on date of assessment</b>	Light rain, south-westerly wind BFT4, 10°C
<b>Surveyor's name &amp; Licence Numbers</b>	Dave Hunter (2017-28109-CLS-CLS, CL29/00150)
<b>Report Reviewed by</b>	Steve Marshall (2015-11878-CLS-CLS)
<b>Proposed work:</b> <i>Demolition / Conversion / Restoration</i>	Conversion to living accommodation
<b>Report Valid Until</b>	March 2022

## 2. SUMMARY OF RESULTS & RECOMMENDATIONS

<b>Evidence of bats found</b>	None
<b>Bat survey recommendations</b>	None
<b>Evidence of barn owls found</b>	None
<b>Evidence of nesting birds</b>	Old swallow and wren nests

### **3. LEGISLATION**

#### **3.1 Bats**

All British bats are legally protected under Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended), Schedule 5 of the Wildlife and Countryside Act 1981 and Schedule 12 of the Countryside Rights of Way Act 2000. In combination this makes it an offence to:

- Deliberately kill, injure or capture bats;
- Intentionally or recklessly disturb a bat in its roost, or deliberately disturb a group of bats;
- Intentionally or recklessly damage, destroy or obstruct access to a bat roost (a bat roost is interpreted as any structure or place which is used for shelter or protection, regardless of whether bats are present at the time or not);
- Possess or transport a bat or any part of a bat, unless acquired legally; and
- Sell, barter or exchange bats or parts of bats.

The bat ecologist will assess the significance of the bat roost and the scale of impact. Works involving disturbance to bats and/or roost destruction (including changes to the roost) may require a Bat Mitigation Licence before the work can lawfully commence. Natural England is the licensing authority in England. Only a suitably licensed and experienced ecologist can act as the named ecologist in the licence application. Our company can provide a quotation for this additional work. The development must take into account the presence of bats and retain access and a suitable roosting site for bats.

For further information and advice contact Natural England on 0845 601 4523 (local rate).

#### **3.2 Barn owls and other birds**

The nests and eggs of all wild birds are protected against taking, damage and destruction under the Wildlife and Countryside Act 1981. Barn owls *Tyto alba* are given greater protection against disturbance while breeding under Schedule 1 of the Act.

#### **3.3 Planning Authority**

If further bat surveys are recommended to enable suitable mitigation to be designed, the Local Planning Authority will not be in a position to make a decision on the planning application until the surveys have been completed and appropriate mitigation included within the proposals.



## 4. ASSESSMENT INFORMATION

### 4.1 Description of habitat surrounding the building

The building is in a rural location and surrounded with grazed pasture, arable fields with a network of hedgerows, and blocks of broadleaved woodlands and conifer plantations which are interconnected. The habitat offers good foraging opportunities for bats and barn owls.

### 4.2 Assessment methodology

An assessment as to the suitability of the building and surrounding habitat for bats and barn owls was made. The building was surveyed using a high-powered lamp to illuminate all areas thought suitable for roosting bats and barn owls. This included searching for bats and barn owls *in situ*, droppings, pellets, staining, liming, feathers and feeding remains. The floor spaces, walls and timbers were checked. A search around the perimeter of the building was then conducted and any gaps and crevices which had the potential for roosting bats checked.

## 5. BAT ASSESSMENT RESULTS

### 5.1 Summary of results

<b>Number seen at time of visit</b>	None
<b>Droppings?</b>	None
<b>Any known history of colony?</b>	None
<b>Other evidence found</b>	None

### 5.2 Detailed bat assessment results and recommendations

The building is single storey with walls of single row concrete block and a pitched roof of corrugated fibre cement sheets. It has open doorways along the east and north sides making the interior light and draughty. The floor, walls, roof and stored items were searched and there are no external features (e.g., fascia boards) suitable for use by bats. No bats or evidence of bats was found at the time of the survey.

Although no current evidence of roosting bats was found it cannot be assumed that bats are not present when works commence. Care should therefore be taken during the work as bats could roost unseen deep within crevices in the structure, particularly under ridge tiles or beneath wall plates. If any bats are discovered during the work they must not be handled: works must stop immediately and advice sought from CEC (tel 01872 245510).

If you wish to promote wildlife it is possible to provide roosting opportunities for bats within the completed building. Access for bats can be provided into the roof space (or into the space beneath the roofing slates if the development is to have vaulted ceilings) by leaving small gaps 15-20mm wide by at least 50mm long in suitable places. Suitable places would include behind soffits, fascias and barge boards or at the gable apex. The access points would need to be next to the walls (to allow bats to land on the wall then crawl up through the access point) and not inadvertently blocked by insulation (see enclosed leaflet for additional information).

If access for bats is included and the roof covering is to be underlined it is recommended that bitumen roofing felt is used. Recent research has shown that the modern breathable membranes can be harmful to bats (bats have been found dead in some roosts after having become entangled in the fibres of the membrane) and the membrane deteriorates over time due to damage from bats. Only type IF bitumen felt is suitable for use in bat roosts; if the product states non-woven, polypropylene or spun-bond it is not suitable.

Alternately bat bricks can be built into the walls of the building. These should be located at least 3m above the ground and away from any external lighting. These are widely available from a number of sources. Locally, Green and Blue in Perranporth make 'Bat Blocks' (<https://www.greenandblue.co.uk/products/bat-block>). Other bat bricks are available from websites such as Wildcare (<https://www.wildcare.co.uk/wildlife-nest-boxes/bat-boxes/wall-mounted.html>) or NHBS (<https://www.nhbs.com/equipment>).



## 6. BARN OWL SURVEY RESULTS

### 6.1 Summary of results

<b>Nest found</b>	No
<b>Adults found</b>	No
<b>Chicks found</b>	No
<b>Eggs found</b>	No
<b>Pellets found</b>	No
<b>Other evidence found</b>	No

### 6.2 Detailed barn owl survey results and recommendations

No barn owls or evidence of barn owls was found at the time of the survey. The building has potential for use by owls and the surrounding area provides suitable foraging habitat. The owners erected a barn owl box within an open-sided barn c. 20m to the south of the stables but it has not been used over the past two years and advice was given over re-positioning the box further back within the barn. Further provision for barn owls is therefore not considered necessary for this development.

There were old swallow *Hirundo rustica* and wren *Troglodytes troglodytes* nests within the building. Although no current sign of nesting birds was recorded within the building at the time of the survey, if the works are to be carried out within the bird breeding season (March to September) the building should be searched for nesting birds. If nesting birds are present, works should not commence and further advice sought from Cornwall Environmental Consultants (tel 01872 245510) or Natural England (tel 01872 245045) as the nests and eggs of all wild birds are protected against taking, damage or destruction under the Wildlife and Countryside Act 1981.

**For information on roosting/nesting requirements for barn owls contact the Barn Owl Trust, Waterleat, Ashburton, Devon TQ13 7HU.**

**Tel 01364 653026. Web [www.barnowltrust.org.uk](http://www.barnowltrust.org.uk)**

**For Barn owl planning advice please see: [http://www.naturalengland.org.uk/Images/barnowl-rpa\\_tcm6-12652.pdf](http://www.naturalengland.org.uk/Images/barnowl-rpa_tcm6-12652.pdf)**