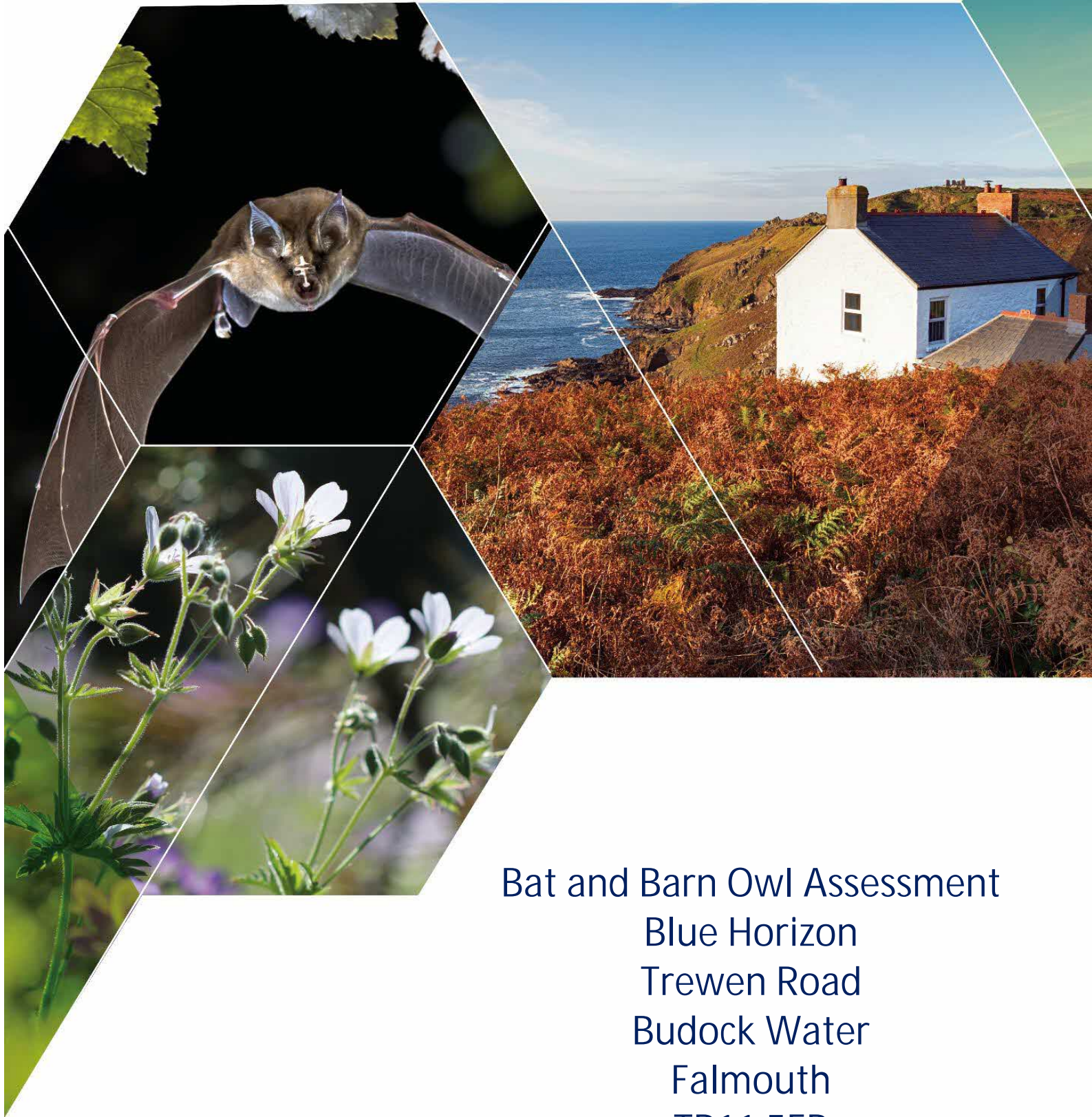


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Bat and Barn Owl Assessment  
Blue Horizon  
Trewen Road  
Budock Water  
Falmouth  
TR11 5EB

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## 1. Summary

Administration Details	
<b>Property Assessed</b>	Blue Horizon Trewen Road Budock Water Falmouth TR11 5EB
<b>Grid Reference</b>	SW 78340 31290
<b>Name &amp; Address of Client</b>	Norbert Benjamin Blue Horizon Trewen Road Budock Water Falmouth TR11 5EB
<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>	CEC4429
<b>Date of assessment request</b>	14/08/2023
<b>Date of assessment</b>	24/08/2023
<b>Weather on date of assessment</b>	Cloudy, dry, 18°C, calm
<b>Surveyor's name &amp; licence numbers</b>	Rick Payne   2018-37267-CLS-CLS
<b>Report reviewed by</b>	Dave Hunter
<b>Proposed work:</b>	Loft conversion, including raising the flat roof extension to a first-floor level



<b>Demolition / Conversion /-Restoration</b>	
<b>Report Valid Until</b>	24/08/2024
<b>Summary of Results and Recommendations</b>	
<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>	None



*Figure 1: Western Elevation of Building Assessed*

## 2. Legislation

### 2.1. 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 suitable roosting sites for bats.

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

### 2.2. Barn Owls and Other Nesting 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.

### 2.3. 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.

### 3. Assessment Information

#### 3.1. Description of Habitat Surrounding the Building/s

The property is set on the edge of a residential area in the village of Budock Water. The landscape of the surrounding area is largely arable and cattle grazed farmland with residential areas to the north and several small sections of woodland.

The landscape supports feeding grounds for a wide variety of bat species and barn owls and Cornish hedges, hedgerows and tree lines in the area provide good connectivity of habitat.

#### 3.2. 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, lintels 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.

## 4. Bat Assessment Results

### 4.1. Summary of Results

Table 1: Summary of Bat Assessment

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

### 4.2. Detailed Bat Assessment Results & Recommendations

The property assessed is a detached residential bungalow with a flat roof extension on the eastern elevation. It is constructed from rendered block cavity wall and the roof covering is concrete tiles underlined with bitumen felt. There are UPVC soffits on the main section of the building and UPVC fascias on the flat roof extension. The flat roof extension has a roofing felt liner (figures 1, 2, 3).

A search of the exterior of the building showed well-sealed soffits, roof tiles in good condition and well-sealed fascia boards on the flat roof extension (figure 3).

The interior of the loft is approximately 2.5m high, semi boarded, insulated with mineral wool insulation and has shelves installed for storage. The loft was searched, including the stored goods, rafters, gable ends and loose insulation (figure 4). The bitumen felt liner was pressed lightly in several sections to check for bats roosting within the batten space. No evidence of use by bats was noted at the time of this assessment.

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, beneath wall plates, or between or above lintels. 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 F1 bitumen felt is suitable for use in bat roosts; if the product states non-woven, polypropylene or spun-bond it is not suitable.

Alternatively bat bricks can be built into the walls of the building. These should be located as high as possible and away from any external lighting. These are widely available from a number of sources such as Wildcare (<https://www.wildcare.co.uk/wildlife-nest-boxes/bat-boxes/wall-mounted.html>) or NHBS (<https://www.nhbs.com/equipment>).



*Figure 2: Eastern elevation*



*Figure 3: Well sealed fascia, flat roof extension*



*Figure 4: Loft interior*

## 5. Barn Owl & Other Nesting Bird Assessment Results

### 5.1. Summary of Results

Table 2: Summary of Barn Owl Assessment

Nest found	None
Adults found	None
Chicks found	None
Eggs found	None
Pellets found	None
Other evidence found	None

### 5.2. Detailed Nesting Bird Assessment Results & Recommendations

No barn owls or evidence of barn owls was found at the time of the survey. The building is not particularly suitable for barn owls. Provision for barn owls is therefore not considered appropriate for this development.

No 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)