



BAT, BARN OWL AND NESTING BIRD SURVEY

on

**BARLEYWOOD, 1 WILLS MOOR, GORRAN HAVEN,
ST. AUSTELL, CORNWALL**

September 2023



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**BAT, BARN OWL AND NESTING BIRD SURVEY ON BARLEYWOOD, 1
WILLS MOOR, GORRAN HAVEN, ST. AUSTELL, CORNWALL**

O.S. Grid Ref: SX 0080 4144

Survey date: 1st September 2023

Surveyor: Simon Barnard BSc (Hons) MSc CEcol MCIEEM
Class Survey Licence Reg. Nos. 2017-32208-CLS-CLS
(Level 3) & 2015-13541-CLS-CLS (Level 4)
Barn Owl Class Survey Licence CL29/00170

Time spent on site: ¾ hour

Taxonomic groups covered: Bats, Barn Owls and Nesting Birds

Report author: Simon Barnard BSc (Hons) MSc CEcol MCIEEM

Filename & issue number: BBONB_Barleywood, Gorran Haven_Final 1

Report for: Clare and Jon Taylor

Report No: 22-324/CG/Barleywood, Gorran Haven_BBONB

Report completed: 22nd September 2023

Report Sign off

**Document checked and
approved for issue by:**

Debra Barnard MBBCh Director

Signature:



Date:

24th September 2023



1. INTRODUCTION AND BACKGROUND

Wheal Grey Ecology Ltd were instructed by Mr Charles Green, of Charles Green Design, on behalf of the clients Clare and Jon Taylor to carry out a visual inspection on a property called Barleywood, 1 Wills Moor, Gorrán Haven, St Austell, Cornwall looking for evidence of use of the building by Bats, Barn Owls and Nesting Birds. The proposal is to replace the existing rear raised wooden terrace and add a new pitched roof extension to the rear.

The survey was carried out in the morning of 1st September 2023 and the weather was sunny, dry and still with 50% cloud cover; the temperature was 20°C.

2. DESCRIPTION OF BUILDING AND SURROUNDING LANDSCAPE

2.1. Description of Building

The property subject to this survey is a rectangular single storey dwelling, with rooms built into the roof space, with a pitched roof with gable ends covered with interlocking concrete tiles, a chimney passing up through the roof and dormer windows to the front and rear. The building is built from brickwork with rendered gable ends and has a flat roofed extension to the front. The dormer to the front contains three windows with small panels of hanging tiles in between each window and on the returns and has a shallow mono-pitched roof above. The dormer in the rear slope is a similar size but is cut into the roof in front of the dormer creating a balcony with a door from the living accommodation in the roof. This slope of the roof also contains two roof lights and has solar panels mounted onto it, see photos 1 and 2. The ground to the rear of the house drops away and there is a large timber terrace built against the house extending out several metres and creating partly enclosed storage below.



Photo 1. Showing the house from the front (north)



Photo 2. Showing the house and terrace from the rear (south)

Internally the rooms built into the roof space leave a small roof void above running the length of the building just below the ridge, see photo 3. This roof void is partially divided into two by the chimney which passes up through it, has a boarded floor and is open to the underside of the roof which is lined with bitumen felt. This area is used for storage and is open from the inside of one gable to the other. There is also a small roof void running the length of the building just above the eaves on the front of

the house, see photo 4. This area is also boarded and the underside of the roof is lined with polystyrene sheets. The underside of the decking, extending out to the rear of the house, is partly enclosed by trellis panels, a staircase and small section of panelling but is light and open to the outside with a small partially enclosed blockwork area which is also open and fairly light, see photo 5. The area below the decking is used to store logs and water sports equipment.



Photo 3. Showing the roof void over the house below the ridge



Photo 4. Showing the roof void at the eaves on the front of the building



Photo 5. Showing the area below the decking

Externally the eaves are lined with well-sealed fascia and soffit boards as are the edges of the roof on the gable ends. The ridges and roof tiles are well sealed as is the flashing around the chimney with the solar panels standing clear of the roof, with no enclosed cavities below. There are a number of cavities around the dormers, at the eaves and between the hanging slates cladding the eaves. These gaps on the dormer to the rear are covered with heavy cobwebs and snails, indicating they are not used by roosting bats but the gaps on the dormer to the front appear clear.

2.2. Surrounding landscape

Barleywood is located within the coastal village of Gorrán Haven on the Rosland Peninsula on the South Cornish Coast. The house is set within a good sized well vegetated garden with similar properties adjacent to it. The roads are not street lit and the property is well linked to the surrounding countryside by tree lined hedgerows. The surrounding countryside comprised fields, mostly laid to pasture, bounded by well vegetated Cornish hedges with bands of woodland nearby, see Figure 1.



Figure 1. Google Earth image showing the location of the property (red arrow) and surrounding landscape

The habitats surrounding the property represent good bat foraging habitat which is well linked into the surrounding landscape and is known to be used by a range of species of bat for foraging and roosting including Common Pipistrelles, Whiskered bats, Brown Long-eared bats and Lesser Horseshoes.

3. METHODS

3.1. Bats

The building was carefully inspected internally and externally, where access allowed, for evidence of the use of the building by roosting bats using a high-power torch, ladders, binoculars and an endoscope (where needed). This included looking for individual or groups of roosting bats and signs that the building is currently, recently or has been historically used for roosting by bats such as droppings or staining around potential access points. It involves searching between any roof timbers, walls and wall tops, any cavities, openings or gaps behind hanging slates or fascia's, window ledges and other protruding features. Additionally, any potential entry points are inspected thoroughly for signs of their use, i.e., staining, polishing or scratching of woodwork (indicating use by bats).

As bats can leave little evidence of their occupation, this survey included an assessment of the potential of the building and features of the building to support roosting bats. This involved identifying potential roosting features including but not limited to cracks, crevices and voids, cavities created by spaced off fascia, hanging slates or split render and any other features capable of providing suitable roosting space for bats.

3.2. Barn Owls

Where suitable access points into the building were present the interior was carefully searched, with the aid of a torch, looking for evidence that the building is used by Barn Owls, for either nesting or roosting. This includes searching for owl pellets, feathers and nest debris, with particular attention being paid to the ground below crossing timbers, below any artificial nest boxes which may have been installed or ledges which could be used by nesting Barn Owls. If any nest boxes or ledges are present and it is safe to do so they will also be inspected for signs of use.

3.3. Swallows and other birds

Suitable ledges, voids and the underside of any floors or timberwork which could provide nesting space for Swallows and other birds were inspected for evidence of previous or current nest building attempts.

3.4. Surveyors' experience and licences held

Simon Barnard is an experienced bat surveyor with over 15 years' experience of carrying out all aspects of professional bat survey work including activity surveys, call analysis and emergence surveys. He has held a Natural England survey licence for more than 12 years, currently being registered on the Level 3 (CL19) and level 4 (CL20) Class Survey Licence. He has been involved in designing numerous mitigation schemes and obtaining European Protected Species development licences for the majority of the species of bats found in Devon and Cornwall and is a registered consultant on Annex's B, C and D on the Natural England's Bat Mitigation Class Licence. He also holds a valid Barn Owl Class Survey Licence CL29/00170.

4. RESULTS

4.1. Bats

No evidence of the use of this building by roosting bats was found during this survey and it was carefully inspected. The southern side of the building, which will be impacted by the works, does not support any features with the potential to be used by roosting bats, as the small number of gaps present were covered with cobwebs or choked with snails, but the gaps on the dormer to the front, which as far as we understand are not going to be impacted by the works, appear clear. These features have limited potential to be used by single day roosting bats.

4.2. Owls

No evidence of the use of this building by Barn Owls was found.

4.3. Swallows and other bird species

No evidence of the use of this building by nesting birds was found.

4.4. Limitations

Due to the presence of the flat roofed extension to the front of the house it was difficult to fully inspect the eaves on the dormer on this side of the building.

5. RECOMMENDATIONS

5.1. Bats

As no evidence of the use of the areas of the building to be impacted by the works by roosting bats was found, the proposed works can proceed with a low to negligible risk of disturbing/harming roosting bats or damaging or destroying a bat roost. If the dormer on the front of the house will be impacted this will need to be reassessed.

It should be noted that in any building individual bats could occasionally roost. If a bat was to be found unexpectedly whilst the works are being carried out, work should stop immediately and Wheal Grey Ecology Ltd contacted and further advice sort. If a bat were to be found it should be protected from the elements and predators and work activity in the immediate vicinity should stop until further advice is received.

5.2. Barn Owls

No recommendations necessary.

5.3. Swallows and other bird species

No recommendations necessary.

6. MITIGATION AND ENHANCEMENTS

6.1. Bats

No evidence of the use of this building by roosting bats was found and therefore no mitigation is required.

However, new roosting opportunities for bats could be incorporated into the building should the owners wish to do so. This could be done fairly simply by installing bolt-on purpose-built bat boxes onto the exterior of the building. This would help to potentially enhance the biodiversity value of the site.

Please contact us at Wheal Grey Ecology for further information if this is something you would like to consider.

6.2. Barn Owls

No mitigation needed.

6.3. Swallows and other bird species

New nesting opportunities for birds could be incorporated into the building by building-in or mounting prefabricated nest boxes onto the exterior of the building. This would help to potentially enhance the biodiversity value of the site.

7. LEGISLATION

7.1. Bats

Bats in England have been protected under a number of regulations and amendments but the most up-to-date and relevant are:

The Conservation of Habitats and Species Regulations 2017
Wildlife and Countryside Act 1981 (Section 9)

The result of Regulations and Acts is that all species of bat and their breeding sites or resting places (roosts) are protected under law. It is an offence to:

Deliberately capture, injure or kill a bat
Deliberately disturb a bat in a way that would affect its ability to survive, breed or rear young or significantly affect the local distribution or abundance of the species
Intentionally or recklessly disturb a bat at a roost
Intentionally or recklessly obstruct access to a roost whether bats are present or not
Damage or destroy a roost whether bats are present or not
Possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of a bat

Through the Conservation (Natural Habitats &c.) Regulations 1994 (this has been updated and consolidated with subsequent amendments by the Conservation of Habitats and Species Regulations 2017 mentioned above) bats were designated a European protected species as part of a Europe wide effort to conserve certain plant and animal species.

Any development which is likely to result in the disturbance of a European protected species, or damage to its habitat usually requires a European protected species licence from Natural England. 'Development' is interpreted broadly to include projects involving demolition of buildings, rebuilding, structural alterations and additions to buildings.

7.2. Birds

All birds, their nests and eggs are protected by law and it is an offence, with certain exceptions, to intentionally:

Kill, injure or take any wild bird.
Take, damage or destroy the nest of any wild bird while it is in use or being built.
Take or destroy the egg of any wild bird.

The Conservation of Habitats and Species (Amendment) Regulations 2017 require public bodies to help "*preserve, maintain and re-establish habitat for wild birds.*"

Barn Owls and other birds listed in Schedule 1 of the Wildlife and Countryside Act 1981 are given a further level of protection against disturbance whilst breeding.

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