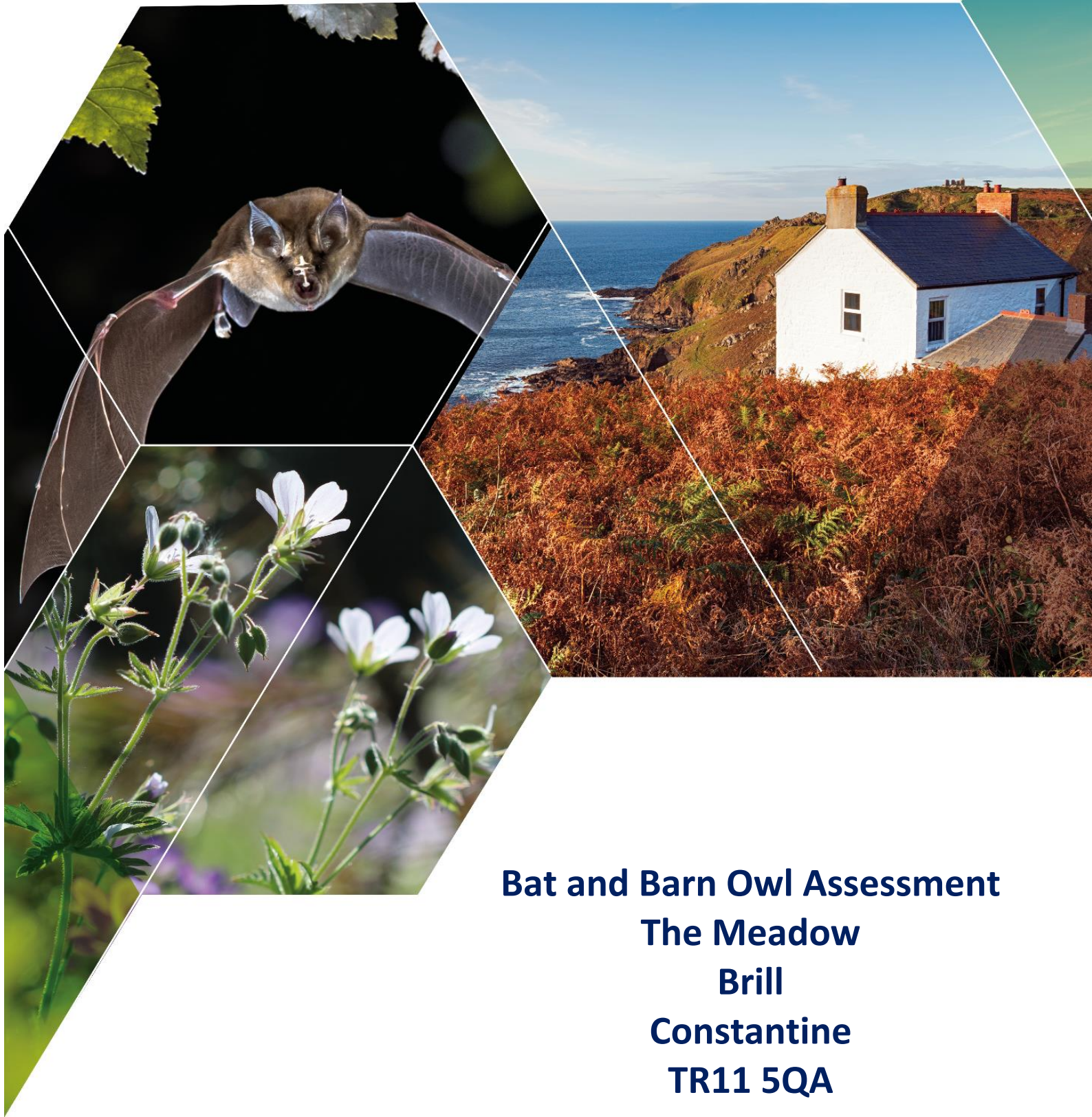


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**Bat and Barn Owl Assessment  
The Meadow  
Brill  
Constantine  
TR11 5QA**

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## 1. Summary

Administration Details	
<b>Property Assessed</b>	The Meadow Brill Constantine TR11 5QA
<b>Grid Reference</b>	SW 722 295
<b>Name &amp; Address of Client</b>	Demelza Carey The Meadow Brill Constantine TR11 5QA
<b>Tel:</b>	07582824104
<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>	CEC4307
<b>Date of assessment request</b>	01/06/2023
<b>Date of assessment</b>	30/06/2023
<b>Weather on date of assessment</b>	Sunny, drizzle, 17°C, breeze
<b>Surveyor's name &amp; licence numbers</b>	Rick Payne 2018-37267-CLS-CLS
<b>Report reviewed by</b>	Steve Marshall
<b>Proposed work: Demolition / Conversion / Restoration</b>	It is proposed to demolish the main building and outhouses and build a new house on the site
<b>Report Valid Until</b>	30/06/2024
Summary of Results and 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>	None



*Figure 1: South-Eastern Elevation*

## 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 site is situated at the edge of a small residential village in Constantine and is surrounded by arable fields and grazed pasture. The roads in the surrounding area are unlit and there is good connectivity along hedgerows providing access to the countryside and small pockets of woodland for barn owls and bats.

#### 3.2. Assessment Methodology

An assessment as to the suitability of the buildings and surrounding habitat for bats and barn owls was made. The buildings were 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 buildings 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

<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



*Figure 2: Buildings assessed*

## 4.2. Detailed Bat Assessment Results & Recommendations

The main residential building is divided into sections A and B as shown in *figure 2*.

- A. Section A is timber framed with a UPVC shiplap clad exterior and a concrete base. The roof covering is composite tiles which is underlined with bitumen felt the building has UPVC fascias and soffits which are both sealed with no access for use by roosting bats. The building has a loft cavity which is partially boarded. A search of the loft space, including the boarded areas, insulation, felt on the gable ends and around the chimney stack was conducted; no evidence of bats could be found.
- B. Section B is an extension from the main building. It is built with cavity block wall with a rendered exterior. The building has a sloped fibreglass roof with no roof void and PVC fascias and soffits. The building is well sealed and no access points for bats were noted.

There are four outbuildings on the property that can be seen in *Figure 2*:

1. **Garage**

This is a rendered, single skin block built building which is covered with a corrugated metal roof with two sheets of corrugated plastic sheeting. The building has metal fascias and a garage door on the south-east elevation. There were no gaps on the metal fascias large enough for bats to access and no evidence of bats was noted.

2. **Bike shed**

The bike shed is built from a single skin block with a ply roof lined which is covered with roofing felt; there is a small window on the south-west elevation. Although there are some gaps within the roofing felt, these will not provide access for bats and a search of the interior showed no signs of use by bats.

3. **Workshop**

The workshop is a lean-to building adjoining the neighbouring property and is constructed from rendered single skin block and is covered with a corrugated plastic roof. There are wooden fascias, which are sealed and a small window on the north-east elevation. The interior and exterior were searched; no evidence of use by of bats was found The building has is ivy growing over the roof from an adjacent wall, but the stems are insufficient to support bats.

4. **Woodshed**

The woodshed is a lean-to structure adjoining the boundary wall which is covered with a corrugated metal roof and single skin block walls. The building is generally unused apart from the storage of logs and a signage board. The interior and exterior of the building was searched, including the signage board and stored logs; no evidence of use by bats was noted.

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>).

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

### 5.1. Summary of Results

Table 2: Summary of Barn Owl Assessment

<b>Nest found</b>	None
<b>Adults found</b>	None
<b>Chicks found</b>	None
<b>Eggs found</b>	None
<b>Pellets found</b>	None
<b>Other evidence found</b>	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 surrounding area provides suitable foraging habitat: it is therefore suggested that a barn owl box is incorporated into the development or erected in a suitable location nearby (see enclosed leaflets and the Barn Owl Trust website for further information).

No sign of nesting birds was recorded within the building at the time of the survey though there is a large ivy patch growing over outbuilding 3 (see *figure 2*). It is recommended to clear the ivy surrounding the building carefully by hand. If any active nests are discovered they should be left undisturbed until the young have fledged as they are protected against taking, damage or destruction under the Wildlife and Countryside Act 1981. Works are less likely to be delayed if work is avoided between March and July (the peak nesting season).

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)