



RESULTS OF FURTHER BAT SURVEY WORK

on

**BOSAHAN, ROSCARRACK ROAD, MAEN VALLEY,
GOLDENBANK, FALMOUTH, CORNWALL**

August 2023



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**RESULTS OF FURTHER BAT SURVEY WORK ON BOSAHAN,
ROSCARRACK ROAD, MAEN VALLEY, GOLDENBANK.
FALMOUTH, CORNWALL**

O.S. Grid Ref: SW 78898 31183

Survey date: Emergence survey – 22nd August 2023

Lead 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: 2 x 1 ¾ hours – Emergence survey

Taxonomic groups covered: Bats

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

Filename & issue number: FB_ Bosahan, Maen Valley, Goldenbank_Final 1

Report for: Mr James Dart and Ms Sarah Dean

Report No: 22-284/JD/Bosahan, Maen Valley, Goldenbank_FB

Report completed: 24th August 2023

Report Sign off

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

Debra Barnard MBBCh Director

Signature:



Date:

24th August 2023



1. SUMMARY

Wheal Grey Ecology Ltd was instructed by Mr James Dart and Ms Sarah Dean of Dart to carry out further bat survey work on Bosahan, Roscarrack Road, Maen Valley, Goldenbank, Falmouth. The proposal is to apply for planning permission to extend the house, replace the roof and make internal alterations.

A visual survey was carried out by Wheal Grey Ecology Ltd, in July 2023, during which no evidence of the use of the building by roosting bats was found, with no bat droppings being found within the roof void. However, there are a small number of gaps between the tiles and leadwork close to the chimney which have potential to be used by cavity roosting species of bat and could not be inspected. As a result further survey work was recommended.

The further survey work was to take the form of a single emergence survey using two surveyors, as the building was considered to be low potential, both equipped with night vision aids. If bats were seen to emerge during the 1st emergence survey a second survey would have been required. This survey was undertaken during the peak survey period between May and the end of August.

No bats were seen to emerge from this building during the survey.

As no evidence of the use of this building by roosting bats was found the proposed works can proceed with a very low to negligible risk of disturbing/harming roosting bats or damaging or destroying a bat roost and no mitigation is required. However, new roosting opportunities for bats could be incorporated into the renovated house should the owners wish to do so.

2. INTRODUCTION AND BACKGROUND

Wheal Grey Ecology Ltd was instructed by Mr James Dart and Ms Sarah Dean of Dart to carry out further bat survey work on Bosahan, Roscarrack Road, Maen Valley, Goldenbank, Falmouth. The proposal is to apply for planning permission to extend the house, replace the roof and make internal alterations.

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The further survey work was to take the form of a single emergence survey using two surveyors, as the building was considered to be low potential, both equipped with night vision aids. If bats were seen to emerge during the 1st emergence survey a second survey would have been required. This further survey work can only be undertaken during the active bat survey season, May to September, with at least one of the surveys being undertaken during the peak survey period before the end of August. The surveys should be undertaken 3 to 4 weeks apart.

2.1. Description of Building

The building subject to this survey is a rectangular two storey rendered blockwork house with gable ends, a lean-to conservatory built onto the south western end of the building, a timber clad lean-to extension built onto the north western side of the building and an open sided carport attached to the south eastern end of the building. The main part of the building has a pitched roof with overhang eaves, roofed with interlocking concrete tiles and has a chimney built into the south western end of the building, see Photos 1 and 2.



Photo 1. Showing the house from the south east



Photo 2. Showing the house from north west

There is a single large, well-used and well organised roof void over the house containing racks and shelving units with stored items on them. The roof void is a single open room, open from the boarded floor to the underside of the roof, which is lined with bitumen based roofing felt and there are a number of horizontal timber tie bars. The floor is carpeted and the roof void is accessed via a loft hatch with a built in pull down ladder, see Photo 3. Both the conservatory and timber lean too have glazed or clear plastic sheeting covered roofs.



Photo 3. Showing the roof void over the house

Externally the building appears to be well sealed, with well-sealed fascia boards and soffits, ridge and roof tiles, with the exception of a small number of gaps between a number of roof tiles and the leadwork around the chimney giving potential access for bats to the batten gap, see Photo 4.



Photo 4. Showing the gaps between a number of roof tiles and the leadwork around the chimney

2.2. Surrounding landscape

The property subject to this survey is located in the bottom of a tree lined valley with a holiday estate to the south and further houses lining a tree lined lane to the north. A short distance to the north west is the town of Falmouth on the South Cornish Coast with the village of Budock Water a short distance to the north west. It is surrounded by open countryside which comprises small fields laid to pasture and used for arable crop production bounded by tree lined Cornish hedges, with a small stream running within the garden of the house to the north, which is also lined with trees. There are also areas of woodland, a golf course and large formal gardens 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 prime bat foraging habitat which is well linked into the surrounding landscape and is known to be well used by a number of species of bat for foraging and roosting including Common, Soprano and Nathusius Pipistrelles, Whiskered bats, Natterer's, Brown Long-eared bats, Noctules and Lesser and Greater Horseshoes with maternity colonies belonging to a number of these species (including Lesser Horseshoes) occurring nearby.

3. METHODS

3.1. Emergence surveys

Emergence surveys aim to establish if the building being surveyed is used for day roosting by bats, and if so, to establish the levels of use, confirm the species present, identify the number of individuals present and identify the access points. In this instance a single emergence survey was carried out, using two trained and experienced bat surveyors.

An emergence survey involves positioning surveyors, experienced with the use of bat detectors and undertaking emergence surveys, around the outside of the building identified as having the potential to support roosting bats. These surveyors watch the roof line, openings and other features identified as having the potential to support roosting bats or which would allow access into the building from a quarter of an hour before sunset until at least an hour afterwards for emerging bats. The emergence times, locations any bats are seen to emerge from and the time are recorded along with the time the first bat was heard or seen. Any interesting behaviour observed from bats either relating to the building or passing within the range detectable by the surveyors is also noted down along with the weather conditions and any other relevant information. One surveyor was equipped with a Pulsar Helion 2 XP50 Pro thermal imaging device with the other being equipped with a Canon XA Professional Camcorder, in infra-red mode paired with a pair of Nightfox XC5 Infrared torches to illuminate the outside of the building, to allow better detection of late emerging bats.

3.1.1. Emergence Survey – 22nd August 2023

On 22nd August 2023, Simon Barnard and Debra Barnard were positioned on opposite corners of the building so that all aspects could be watched, see Figure 2. for the locations of the surveyors.

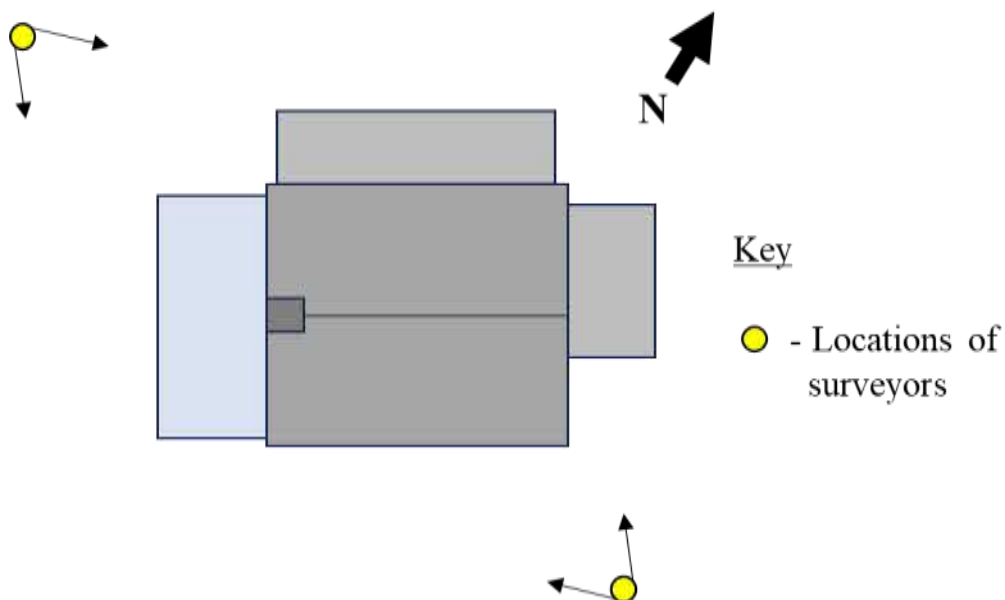


Figure 2. The locations of the surveyors during the emergence survey

The survey was carried out during suitable weather conditions for bat activity with the weather being overcast, 95% light cloud cover, still and dry. Starting temperature was 23 °C dropping down to 20°C by the end of the survey. The survey started at 20:11 and continued until 21:56 with sunset being at 20:26.

Bat activity was monitored and recorded using an Elekon Batlogger M and an Elekon Batlogger M2.

3.2. Surveyors

3.2.1. Simon Barnard

Simon Barnard is a very experienced bat surveyor with 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 a large range of the species of bat found in the UK and is a registered consultant on Annex's B, C and D on Natural England's Bat Mitigation Class licence. He has a Bachelors and Master's degree in ecology related subjects.

3.2.2. Debra Barnard

Debra Barnard is very experienced bat surveyor with more than 10 years experience carrying out activity surveys and emergence surveys

4. RESULTS

4.1. Emergence survey, 22nd August 2023

The first bat activity observed was a pass from a Common Pipistrelle which flew into the site from the west at 20:41.

This was followed by occasional passes by single Common Pipistrelles, with a passes every 5 to 10 minutes throughout the survey, Single passes by a Lesser Horseshoe bat at 20:51 and 20:55 and Natterer's passes at 21:08 and 21:12.

No bats were seen to emerge from this building during this survey.

4.2. Summary of survey results

No bats were seen to emerge from this building during the survey.

4.3. Limitations

There were no significant limitations to the survey.

5. PROPOSAL, POTENTIAL IMPACTS ON BATS AND REQUIRED MITIGATION

5.1. Proposal

The proposal is to apply for planning permission to extend the building, replace the roof and make internal alterations.

5.2. Potential impacts

No bats were seen to emerge from this building during the survey.

As no evidence of the use of this building 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.

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 sought. 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.

5.3. Mitigation

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

However, new roosting opportunities for bats could be incorporated into the renovated house should the owners wish to do so. This could be done fairly simply by installing/building in purpose-built bat boxes onto the exterior of the building or creating access into the interior at the eaves or into the roof voids. This would help to potentially enhance the biodiversity value of the site. If features are to be built into the roof breathable roofing membrane should not be used as it has been found to cause bat fatalities.

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

6. CONCLUSIONS AND RECOMMENDATIONS

No bats were seen to emerge from this building during the survey. As no evidence of the use of this building 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 and no mitigation is required. However, new roosting opportunities for bats could be incorporated into the renovated house should the owners wish to do so.

7. LEGISLATION

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 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.

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