



BAT, BARN OWL AND NESTING BIRD SURVEY

ON

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

July 2023



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**BAT, BARN OWL AND NESTING BIRD SURVEY ON BOSAHAN,
ROSCARRACK ROAD, MAEN VALLEY, GOLDENBANK.
FALMOUTH, CORNWALL**

O.S. Grid Ref: SW 78898 31183

Survey date: 21st July 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_Bosahan, Maen Valley, Goldenbank_Final 1

Report for: Mr James Dart and Ms Sarah Dean

Report No: 22-265/JD/Bosahan, Maen Valley, Goldenbank_BBONB

Report completed: 30th July 2023

Report Sign off

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

Debra Barnard MBBCh Director

Signature:



Date:

31st July 2023



1. INTRODUCTION AND BACKGROUND

Wheal Grey Ecology Ltd were instructed by Mr James Dart to carry out a visual inspection on a detached dwelling known as Bosahan, Roscarrack Road, Maen Valley, Goldenbank. Falmouth, Cornwall looking for evidence of use of the building by Bats, Barn Owls and Nesting Birds. The proposal is to apply for planning permission to extend the house, replace the roof and make alterations.

The survey was carried out in the morning of 21st July 2023 and the weather was cloudy and still with 90 to 100 % cloud cover and the temperature was 20°C.

2. DESCRIPTION OF BUILDING AND SURROUNDING LANDSCAPE

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. 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 buildings are 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 was 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 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.

4.2. Barn 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

There cavities identified above could not be accessed or inspected.

5. RECOMMENDATIONS

5.1. Bats

As there are a small number of features on the building with the potential to be used by cavity roosting species which could not be fully inspected and given the value of the surrounding habitats to bats, further bat survey work should be undertaken.

The further survey work will aim to establish if the building is being used by roosting bats, confirm the status of any roosts found, identify the species present, the number of individuals and the locations of the access points and roosting sites. This information will then be used to inform the impact assessment and the form of the mitigation needed.

The further survey work should take the form of a single emergence survey, using two surveyors, with a second survey being needed if bats are seen to emerge during the 1st. 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 at least four weeks apart.

If bats are found to be currently using the building a Bat Mitigation Licence is likely to need to be obtained before the works can commence lawfully.

Bat survey work to accompany planning applications is considered to be valid for 12 months from the date the survey is conducted and usually needs to be updated if it falls outside of this.

5.2. Barn Owls

No recommendations necessary.

5.3. Swallows and other bird species

No recommendations necessary.

6. MITIGATION AND ENHANCEMENTS

6.1. Bats

Recommendations on the mitigation measures needed, the form of the mitigation and the type of Licence required can only be made after the further survey work has been completed.

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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