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[redacted]

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Mr J Willis
Mys Hendra Farm
St Buryan
Penzance
TR19 6EJ

Ref Bat and nesting bird survey at Mys Hendra Farm

On 6 March 2024 a potential bat roost appraisal (PRA) was carried out at the above named property near St Buryan (SW4072527596). The aims of the survey were to assess the potential for the structure to support roosting bats and to search for any evidence of use, as well as to assess its suitability to support nesting birds. This was to inform a planning application to demolish the building and build an alternative barn. The Cornwall Council ecology trigger list specifies that a "short written statement produced by a suitably qualified consultant" may be produced to report on findings.

The survey was carried out by Mark Tunmore (Natural England license number 2015-14995-CLS-CLS), who has been a licensed bat worker since 2008 and has worked extensively upon development projects in Cornwall and other parts of the UK. The assessment followed the national bat survey guidelines (Collins, 2023), which involved searching for potential roost features and evidence of bats.

The building was a wooden framed structure with wooden panels and corrugated metal sheeting forming the walls. The roof was constructed of corrugated fibrous cement sheeting. It was open fronted on one side, which could allow bats or birds easy access within. Large gaps were present at the wall tops. It was located on the edge of a semi-improved field close to a minor road.

The building was being used for light storage purposes at the time of the visit and it was easy to search efficiently for signs of roosting bats and nesting birds. No evidence of use by birds or bats was found; the building does not have suitability for nesting Barn Owl and no evidence of use was found.

The potential of the building for roosting bats is categorized using the terms specified in *Bat Surveys for Professional Ecologists* (Collins, 2023), assigning suitability to one of four categories specified below.

- Negligible. Negligible habitat features on site likely to be used by roosting bats.
- Low. A structure with one or more potential roost sites that may be used by individual bats opportunistically but which does not provide appropriate conditions to be used regularly or by large numbers of bats.
- Moderate. A structure with one or more potential roost sites that could be used by bats but is unlikely to support a roost of high conservation value.
- High. A structure with one or more potential roost sites with obvious suitability for use by large numbers of bats on a more regular basis.

Using the above system, the structure is assessed as holding negligible potential for bats due to the paucity of cracks and crevices suitable for roosting, the construction materials and the amount of light penetration within. No foraging signs or droppings were present.

Exterior of building.

View inside building.

No further bat surveys are required and work can proceed with caution. In the unlikely event that a roosting bat is discovered during the work it should be left in situ, work stopped and contact made with the bat ecologist for further advice.

A precautionary approach to nesting birds must be adopted during work. Birds may nest between March and September inclusive and if any nests are found within 5m of the works then activity must cease until nesting has finished. No evidence of nesting birds was found but the building does have suitability for nests.

Under the Environment Act recently passed into law (HM Government, 2021) there is a legal requirement for all development requiring planning permission to deliver at least a 10% Biodiversity Net Gain (BNG). Provision is made for this in terms of planning policy under NPPF (2021) in the Cornwall Local Plan (Cornwall Council 2016). Best practice guidance for developers is provided in the Cornwall Planning for Biodiversity Guide (Cornwall Council, 2018). It is

possible to make specific provision for wildlife within new accommodation by the incorporation of dedicated roosting / nesting features.

It is recommended that a Schwegler 1SP sparrow nest box is erected on the walls of the new building, facing north or east

The findings of this statement are valid for 12 months and may require updating if works do not take place within this period.

REFERENCES

Collins, J. (ed.), 2023. *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edition). Bat Conservation Trust, London.

Cornwall Council, 2016. https://www.cornwall.gov.uk/planning-and-building-control/planning-policy/adopted-plans/

Cornwall Council, 2023. https://www.cornwall.gov.uk/media/v1roqk0x/planning-for-biodiversity-v15.pdf

HM Government, 2021. The Environment Act.

Yours sincerely,

Mark Tunmore