



Julian Hall

Environmental Resources Management



BUILDINGS

AT EVERLEY BARNS

HACKNESS

NORTH YORKSHIRE

20 FEB 2014

ENVIRONMENTAL ASSESSMENT RELATING TO DEVELOPMENT

PROPOSALS

FOR

Mr W TINSLEY.

Per

Messrs BRAMHALL BLENKHARN, ARCHITECTS, MALTON

Collingwood Fold, Bridlington Road, Sledmere, Driffield. YO25 3AQ

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A. Introduction

Julian Hall Environmental have been instructed by Mr Mark Bramhall, Architect of Bramhall Blenkharn, The Maltings, Malton YO17 7DP to carry out an environmental assessment on behalf of his client, Mr W Tinsley, 39 Farside Road, West Ayton, Scarborough YO13 9LE, on a range of buildings adjacent to the Everley Hotel, Hackness where it is proposed to develop the buildings by conversion to residential use. Verbal briefing was given, together with provision of copy of the plans relating to the site.

B. Summary

Minor evidence of habitation by bat species was recorded in the buildings during a survey carried out on 6 February 2014. Recently occupied Swallow's nests were found. No signs of occupation by House Martins were found, but evidence of occupation by Barn Owls was found in parts of the buildings.

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C. Issues

The proposals are to be submitted as application to the local planning authority, North York Moors National Park, for planning consent for change of use of the building to residential use. Advice is given to applicants that a detailed survey is required to accompany any application involving buildings that could provide habitat for any protected species to ascertain the presence of species protected by the Wildlife and Countryside Act 1981 (WCA81) as amended and to assess the potential impact of the proposals. Full details of the method of survey and its findings should be submitted to and agreed in writing with the local planning authority.

The principal issues arising from the proposal regarding species or habitats protected under the above legislation were discussed with the client's advisors. It was agreed that these will relate principally to the presence of Bat species within the buildings, and also the likely impact on their habitat by the proposed development, and the possible destruction during the nesting season of any bird nests, most notably Swallows, House Martin and Barn Owls.

Under the terms of the Wildlife and Countryside Act 1981 (WCA81), as extended by the Countryside and Rights of Way Act 2000, and the provisions of the Conservation (Natural Habitats etc.) Regulations 2010, bats are protected species, and it is an offence to damage or destroy a breeding site or resting place of any bat. Under S.1 of the 1981 Act, all birds nest are protected whilst they are in use, i.e. in the breeding season. Barn Owls are given further protection by virtue of their inclusion in Schedule 1 of WCA81

D. Site Description and Location

The buildings comprise a range of both double and single storey height structures adjacent to the Everley Hotel at Hackness (Frontispiece). They are currently disused, and a substantial proportion are no longer capable of use without major repair.

The buildings are located at a semi-isolated site outside the village of Hackness near Scarborough, North Yorkshire at Grid reference SE971890 at about 70m OD. The site is adjacent to the hotel buildings and is surrounded by land in arable cultivation or

permanent grass, and with areas of woodland in the near vicinity. The upper reaches of the river Derwent flow some 200m west of the site.

A site location plan of the buildings is shown as the area coloured red and attached as an annex to this report for reference at Appendix 3.

The buildings comprise a number of compartments, built in local limestone with solid rubble filled walls, of 18th and early 19th century origin, and with clay pantile pitched roofs. The roof structures are in conventional timber trusses and most of the tile covering is under-lined with protective lath and mortar bedding. The compartments are numbered below for reference and shown on the building layout plan at Appendix 5.

1. Coach House (Fig1). A single storey building on the road side. Rubble filled walls in dressed limestone. Clay pantile roof is under-drawn with bituminous felt after more recent re-roofing.
2. Former Smithy (Fig 2). A single storey building in similar construction, but with un-altered roof.
3. Stable. Internal walls plastered to ceiling height and with false ceiling providing roof void above.
4. Two-storey building (Fig 3). Built in dressed limestone with tabled roof, part covered with clay pantiles and part with blue slate, all without under-drawing. Part of the building has an upper floor with dormer window.
5. Former garage (Fig 6). Built in rough dressed limestone and with collapsing roof covered with clay pantiles.
6. Below Buildings 4 and 5 is a small machinery shelter, built in timber framework with corrugated iron covering.

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Fig.1. Coach house building (1).



Fig. 2. Smithy and Stable buildings (2)&(3).



Fig 5. Building (4).



Fig 6 Former garage building (5).

The site is adjacent to other domestic buildings of both traditional and modern construction, with mature trees and hedges, gardens and agricultural land in the immediate surroundings. The whole group of buildings is now disused, and it is likely that the subject building will require a substantial amount of repair and adaptation to fulfil the proposed new purpose.

E. Survey Method

The conservation status of the site will be investigated through the North and East Yorkshire Ecological Data Centre (info@neyedc.co.uk), which may also provide reports of protected species recorded in the locality within a working radius of 1km. Local evidence of bat habitation may be provided by the North Yorkshire Bat Group.

Bats

The method of survey will generally follow the system recommended in the Good Practice Guidelines for Bat Surveys 2nd edition published by the Bat Conservation Trust in 2012. Habitation by Bat species will be examined from evidence of droppings and insect remains, as well as a search for roosting sites within the masonry of the structure. Since at the time of the inspection, bats will no longer be in the breeding phase, only visual signs of current activity may be detected, including droppings, feeding remains, urine stains and grease marks from fur around access points, with no possibility of finding further evidence of their presence by sight or by recording the echolocation signals given by bats in flight while feeding. A 1million candlepower torch will be used to give better illumination and a fibre-optic endoscope will be used to assist inspection of internal spaces.

Birds

Given the time of year, when birds are no longer nesting, a search of the inside and outside of the building will be made to check for any nests that remain or have been in use in the recent nesting season. This will give evidence of any species that may have recently used the buildings, in particular the migrant species including Swallow and House Martin, but also for the presence of over-wintering birds such as Blackbird, Wren and Robin. Evidence of habitation by Barn Owls, in the form of the regurgitated pellets containing undigested remains of small mammals, may also be found.

Conclusions resulting from the findings of the survey will provide the basis of recommendations relating to the proposals, insofar as they may affect the habitat of the species above mentioned, together with proposals for measures to mitigate any negative effects that are likely to be caused to the wildlife by the proposed operations involved.

It should be noted that a single survey at any time of year will only provide a "snapshot" of the full range of conditions that may exist on a given site, although a reasonable set of conclusions may be drawn from the result of such a survey.

F. Survey Result

Conservation Status.

Reports from the North and East Yorkshire Ecological Data Centre indicate that the site is located within the North York Moors National Park and that there is one area of conservation interest within a radius of 1km of the site. These are recorded on the

NEYEDC Data Report below, and their significance in relation to the proposal site will be discussed in Section G below



Our Ref: E00886
Your Ref: Everley Barns, Hackness

Site Data Search

Statutory Sites

The following data resources were searched:

- | | |
|--------------------------------------|-------------------------------------|
| Sites of Special Scientific Interest | Special Areas of Conservation |
| Special Protection Areas | Ramsar sites |
| National Parks | Areas of Outstanding Natural Beauty |
| National Nature Reserves | Local Nature Reserves |

We do not hold full details of statutory sites therefore if you require further information you should contact Natural England. Their website is at:

<http://www.naturalengland.org.uk/ourwork/conservation/designatedareas/default.aspx>.

Statutory Sites

The following Statutory site was found within the search area, and is shown on the enclosed map.

<i>Designation</i>	<i>Name or location of site</i>	<i>Grid Reference</i>
Site of Special Scientific Interest	Cockrah Wood	SE 968 882
National Park	North York Moors	Whole of search area

Local Nature Reserves:

There were no Local Nature Reserves found within this search area.

Non-Statutory Sites

Local Wildlife Sites:

Local Wildlife Sites are known in North Yorkshire as SINCs (Sites of Importance for Nature Conservation). There were no SINC found within the search area.

Yorkshire Wildlife Trust Reserves

There were no Yorkshire Wildlife Trust reserves found within this search area.

North Yorkshire Bat Group report the locations of various sightings within a radius of 2km of the site, including a wide range of species as shown in the following table. The nearest positive record of a nursery roost, from 2007, relates to Soprano Pipistrelles in a maternity roost at Hackness, about 1km north of the subject site and Brown Long-eared bats seen in flight at Wrench Green, about 500m northwest of the site.

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North Yorkshire Bat Group Records.

Species	Site	Grid ref.	Date	Comment
Soprano Pipistrelle	12 Hackness Village	SE965900	2007	Maternity roost
Soprano Pipistrelle	River Derwent, Wrench Green	SE968892	18-Jun-02	In flight
Soprano Pipistrelle	Wrench bridge	SE968892	18-Jun-02	In flight
Unknown	River Derwent, Wrench Green	SE968892	18-Jun-02	In flight
Brown Long-eared Bat	Milestone Cottage, Wrench Green	SE9689	10-Jun-86	
Daubenton's Bat	Lake at Hackness	SE968902	2007	
Brown Long-eared Bat	Hackness	SE968906	02-Oct-02	
Brown Long-eared Bat	Hackness	SE968906	17-Aug-87	

Bats

Building survey.

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The property was visited on Thursday 6 February 2014. A search was carried out of the floors, window openings and other surfaces of the buildings at all levels.

In general the outside surfaces of the walls had a number of holes resulting from erosion of mortar, where bats or birds might gain access to internal cavities within the walls. Most of these were covered with cobwebs, but their depth inside the walls could not be measured, and there was no evidence of access by bats, as may be demonstrated by soiling marks around the exit holes, grease marks from fur and scratch marks from claws.

In general the roof verges are not sealed with cement bedding to exclude bats or birds. There was no evidence of access under the tiles, but many places available for access through the many open areas where tiles are missing. The frames around doors and windows were in general not pointed up around the joints to walls, but with no evidence of access by bats.

The internal parts of the roof structure had many areas covered with cobwebs, especially at the ridge areas, indicating a general lack of bat activity.

In Building 1 there are some missing roof tiles, although the roof ridge tiles were well set. There were cobwebs at the roof ridge, indicating a lack of bat activity, especially Brown Long-eared bats, which tend to roost at ridge level. Several openings give access for birds and bats to the inside. No droppings or food remains were found on any floor or other surfaces.

In Building 2 the compartment is open to roof level, where the roof tiles are lined with light plaster lath and some lime mortar tile bedding, with few cobwebs to be seen at ridge level. The roof is in fair condition and ridge tiles are well set. No droppings or food remains were found on any floor or other surfaces.

Building 3 is a former stable, with lime-plastered walls inside and false ceiling at eaves level leaving a roof void (Fig 7). The roof is in similar construction to 1 and 2, with many cobwebs to be seen at ridge level and hanging from the timbers. Although butterfly wings were found inside the roof void no droppings or food remains were found on any floor or other surface.

Building 4 is a 2-storey building with part upper floor and possibly of earlier construction. Part of the roof has been replaced with blue slates, without any under-drawing, with the remainder still in clay pantiles. Bat droppings, provisionally

identified as those of Pipistrelle species, were found in small quantities at random on the ground floor, mainly below the upper floor and around the doorway.

Inside the first floor rooms a small number of butterfly wings were found beneath the dormer window, which has several gaps between the glass panes allowing access for bats or birds. No droppings or other signs of habitation by bats were found within the upper rooms. The ceiling is attached directly to the roof timbers, without provision of any access to spaces above.

Barn Owl pellets were found in some quantities around a hole in the roof near the adjoining valley gutter, with copious amounts of droppings on the adjoining walls and beams (Fig 8).

Building 5 is a single storey building of one compartment, built in stone with clay pantile roof. The roof is in a state of near collapse following the rotting of timber trusses. The walls and roof are in poor condition, with several gaps in eroded mortar and with missing roof and ridge tiles (Fig 6, 9, 10).

The earth floor showed no evidence of bat droppings, and none could be found around any of the many cracks and crevices in the walls. No signs of access by bats to gaps in the masonry could be found on the outer surfaces of the walls, where these were accessible, and many of the gaps were covered with cobwebs.

Several piles of regurgitated pellets dropped by Barn Owls were found below beams in the roof. Most appeared to be of some age, with few appearing to be fresh.



Fig 7 Roof void above stable (3).



Fig 8 Barn Owl pellets in Building 4.



Fig 9 Roof of Building 5

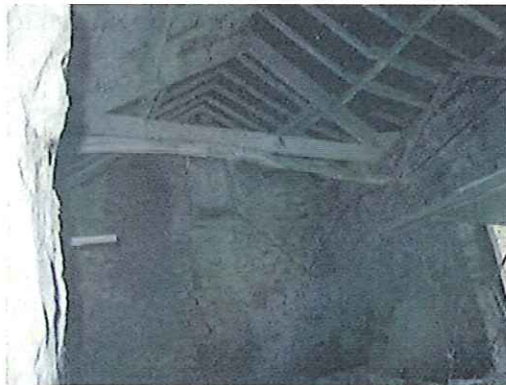


Fig 10 Interior of building 5.

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Birds

Inspection of the buildings showed a small number of Swallows' nests in the roof timbers and beams of the buildings, with access through the open front of the building. No signs of House Martin nests were to be seen, since the eaves of the building are not suitable for their nests. No other birds such as Wren or Robin were seen to be using the buildings. There were no signs of active habitation by other bird species in any part of the buildings examined in the survey.

Barn Owls

Evidence of habitation by Barn Owls was found on the floor of the buildings 4 and 5, shown by quantities of fresh pellets on the floor debris (Fig.10). The pellets contained the undigested fur and bones of small mammals typically regurgitated by Barn Owls.

Evidence of their presence was also seen in the quantities of droppings on the timber roof trusses and walls immediately above the pellets.

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G. Discussion

From the data search there appear to be no local or ecological conservation issues relating the buildings, and no indications that the proposals for conversion may compromise any other habitat beyond it. The conservation interest in the site shown above at Cockrah Wood, about 800m southwest of the site, relate to the floral composition and associated fauna, or to aquatic communities, which are in general confined to the specific site with no essential connectivity to the subject building.

The records of presence of bat roosts in the vicinity indicates that during the rearing season many bats will be seen flying over the subject property that are commuting across the area or foraging in it.

Bats

The recent re-roofing of some parts of the buildings (1) has been a major repair. All tiles in these areas are well bedded at the verge in cement and ridges and verges are all well pointed up. The bituminous felt under-lining has effectively sealed off most of the most common access points for bats except where further damage has created more gaps.

Walls of this age and construction can offer many potential sites within the rubble filling for roosting or hibernation, and there is some risk that renovation and conversion of such buildings may result either in the disturbance of colonies at either time of year, or in the entombment of bats caused by the construction of dry lined internal wall panels or pointing up the outer faces.

It is clear that the proposal to effect the proposed change of use for the traditional buildings to be converted to residential use will involve major structural alteration and repair to the structure, and that these may entail such operations as the creation of door and window openings, wall and roof insulation and pointing. There may also be the need for the re-pointing of outer wall surfaces to provide continuity of the existing pointing around new openings. All these operations would be likely to disturb the habitat of hibernating or roosting bats within wall cavities and voids, as well as the destruction of bird nests.

Since bats require only a small hole to gain access to the inner parts of walls, especially rubble filled masonry with many voids within, many of the holes in the external walls were large enough to accommodate numbers of bats in hibernation without any overt exterior signs of entry. Such holes could be as small as 15mm diameter to be used by Pipistrelle species. However there was no evidence of constant use as would be shown by quantities of droppings and urine stains, and grease marks from fur, around individual holes that may indicate current occupation as a maternity roost.

Although endoscopic examination of some of the accessible holes in the stonework revealed no evidence of roosting bats, such holes also offer potential for isolated males, which tend to live solitary lives except during the autumn mating period, and for bats to use for hibernation.

The small amount of droppings found on the ground floor of Building 4 indicate nothing more significant than random visits by foraging bats through the various gaps at all levels.

The random presence of butterfly wings at the upper areas of the roof was not accompanied by the finding of any bat droppings, and since the ridge in Building 3 was covered by significant quantities of cobwebs there is no indication that Brown Long-eared bats have been present. No nocturnal moth wings were found.

The presence of bird droppings in both areas suggests that birds have been eating daytime flying insects in these areas.

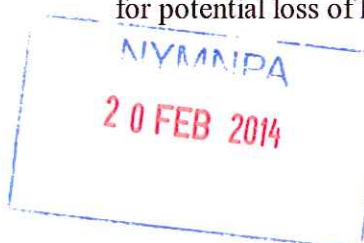
General Habitat.

The vegetation in the area immediately surrounding the buildings is typical of the established flora, with woodland, conventional arable and grassland in the fields on all sides of the site. The trees, hedges and shrubs in the gardens in the immediate vicinity will provide good shelter and insect food supply for any remaining birds that over-winter around the site, and the many large and mature trees in the wider vicinity could easily be used by bats as hibernation sites.

Birds

Although no current nesting activity was found it should be noted that under S.1 of the WCA81, all birds' nests and eggs and young are protected whilst in use, that is to say in the nesting season between April and September, although it is legal to destroy nests that are not in use, i.e. outside the nesting season. The implication here is that where nests are likely to resume use, birds should be excluded from returning to the site in the spring by closing off all entrance points, or indeed to ensure that work has commenced before they return.

The confirmed presence of Barn Owls in the building and the evidence of their habitation indicate long term occupation as a roosting and potential nesting site. Given the legal protection given to Barn Owls it will be necessary to provide appropriate mitigation plans to protect the site or to provide adequate and practical compensation for potential loss of habitat by the existing population.



H. Conclusion and Recommendation

The proposals are not likely to cause any adverse impact on any site of conservation value within the immediate vicinity of the site.

The vegetation observed around the site does not contain any species that warrant any special conservation measures, since they are mainly trees and established garden flora.

During the survey specific evidence was found to indicate that bats have visited the site, possibly only for foraging, but no evidence to indicate that they have been using the building as a maternity roost. The buildings may at any time provide sheltered space for bats to hunt for insects that have gathered there, or for socialisation, but this is not an indication that bats are roosting there.

The effect of re-pointing and dry lining as part of the proposed conversion would be to risk the entombment of both bats and birds. It is therefore recommended that re-pointing of outer wall surfaces should be delayed until the bats are no longer potentially in occupation, that is between emergence from hibernation in March until May, or from the end of the rearing phase in August until the onset of hibernation in late November.

It is also recommended that all construction and demolition work should be carried out bearing in mind the possibility of the discovery of bats in hibernation, if this is to be done in the months from November to April. During these periods the removal from buildings of any materials should be done with care to avoid crushing bat colonies, and contractors should be made aware of the need to remove all outer materials such as tiles, window frames, fascias and the like with due care.

In the present case it is the opinion of the surveyor that the lack of direct evidence of habitation by bats risk of damage or injury to bats within the building is low and that the measures recommended above for timely operations in the conversion process would provide adequate protection from damage to bat or bird populations inhabiting the wall cavities.

Attention is drawn to the notes attached at Appendix 1 relating to the legal responsibility placed upon property owners intending to carry out structural work on a building under the terms of the Wildlife and Countryside Act 1981.

The applicant may also wish, by way of biodiversity enhancement, to use some of the space in buildings that are not destined for use as main parts of any residence to make provision for bats to use for roosting or hibernation, since this can easily be provided without any compromise to the integrity of the roof spaces or other parts of the structure, and without detriment to their future residential use. Notes for the provision of special structures for this purpose are appended to this report at Appendix 2 for information.

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Birds

Birds' nests are protected under WCA81 Section 1 whilst in use, along with adult breeding birds and chicks, so that it is illegal to destroy them or the occupants. Any demolition work should in this case be timed to avoid the nesting season for birds, i.e. between April and September. Should alterations be planned for the

commencement of work during this period an inspection should be made by a competent observer to ensure no birds are nesting within the buildings. Access by birds into buildings may be prevented by sealing off doorways and windows prior to the start of the nesting season.

The use of any part of the building as a nesting site for bird species indicates the need to carry out reconstruction or demolition work outside the nesting season, i.e. between September and April, to avoid the risk of damaging nests in use. Birds are unlikely to insist on nesting in a building while work is going on before the nesting season starts, but if this cannot be avoided, it is recommended that measures be taken to exclude birds from the building from early in the season, i.e., from March onwards, until work is started. In the similar case, birds will have ceased to lay eggs or rear young after the end of August, so that alterations and re-pointing may proceed without risk.

Barn Owls are given special protection under Sch.1 Pt.1 of WCA81. This provides for special penalties applicable under Section 1 (4) in the case of any offence committed under S.1 of the Act.

The presence of Barn Owls within the buildings indicates the legal requirement to protect the habitat or to provide suitable and adequate compensation for the loss of habitat to be caused by the proposed development.

Proposals for the mitigation of the impact on the Barn Owl population caused by the proposals are attached at Appendix 6, for which licensed approval by Natural England will not be necessary.

Subject to the observations that result from our scooping survey, it is our opinion that there should be further survey prior to the commencement of conversion operations to assess and confirm any actual presence of both bats and bird communities, and to confirm the requirements for a mitigation plan for approval by the local Planning Authority. Such work may also entail activity that requires licence from Natural England and should not be put in hand without their written approval.

The conclusions of this survey are not designed to indicate any course of action in the planning of the future designs beyond the timing of operations but should not prejudice the principle of any particular change of use.

The above findings and recommendations are recorded as the basis for a proposal to ensure that all considerations are met concerning wildlife on the site that is given protection under the Wildlife and Countryside Act 1981, so as to obtain the release of any conditions imposed in the grant of Planning Consent given for the overall development of the site by the applicant. They form part of the report resulting from the survey carried out on behalf of Mr W Tinsley, whose sole property the report is. Copyright in this report remains with the author.

Signed: JJ Hall J J Hall TD BSc Dated:19 February 2014

Natural England Bat Licence No. CLS 02486

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Collingwood Fold
 Bridlington Road
 Sledmere
 Driffield YO25 3AQ

Reference and Bibliography:

Bat Surveys: Good Practice Guidelines 2 nd edition 2012	Bat Conservation Trust
The Wildlife and Countryside Act 1981	HMSO
Countryside and Rights of Way Act 2000	HMSO
Conservation (Natural Habitats etc.) Regulations 2010	HMSO

BATS AND THE LAW
APPENDIX I

All bats and their roosts are fully protected by the Wildlife and Countryside Act 1981 and the Conservation (Natural Habitats, etc.) Regulations 2010.

You must not intentionally:

- * Kill, injure, catch or keep bats
- * Damage, destroy or obstruct bat roosts
- * Disturb bats for example by entering known roosts or hibernation sites
- * Sell, barter or exchange bats, alive or dead

You must:

- * Consult English Nature before you do anything that might affect bats in their roosts. This might include:
 - * Blocking, filling or installing grills over mines or tunnels
 - * Building alteration or maintenance work
 - * Getting rid of unwanted bat colonies
 - * Removal of hollow trees
 - * Re-roofing
 - * Remedial; timber treatment
 - * Re-wiring or plumbing in roofs
 - * Treatment of wasps, bees or cluster flies

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Remember that because bats return to the same places year after year, a bat roost is protected even if there are no bats there at the time.

The law allows you to tend disabled bats, kill seriously injured ones and disturb bats in the living area of a house.

Other activities, such as catching, ringing or photographing bats or disturbing them while roosting, can be licensed by English Nature provided they are for scientific, educational or conservation reasons.

This explanation should be regarded only as a guide to the law. For further details reference should be made to Sections 9-11, 16-27, and 69 of the Wildlife and Countryside Act 1981.

Information as to the provision of Bat boxes and other aids to habitation by bats can be obtained by contacting a local Bat Group (01482 844800) or by contacting the bat Conservation Trust (www.bats.org)

Appendix 2.
Suggested Bat Access Holes in roofs.

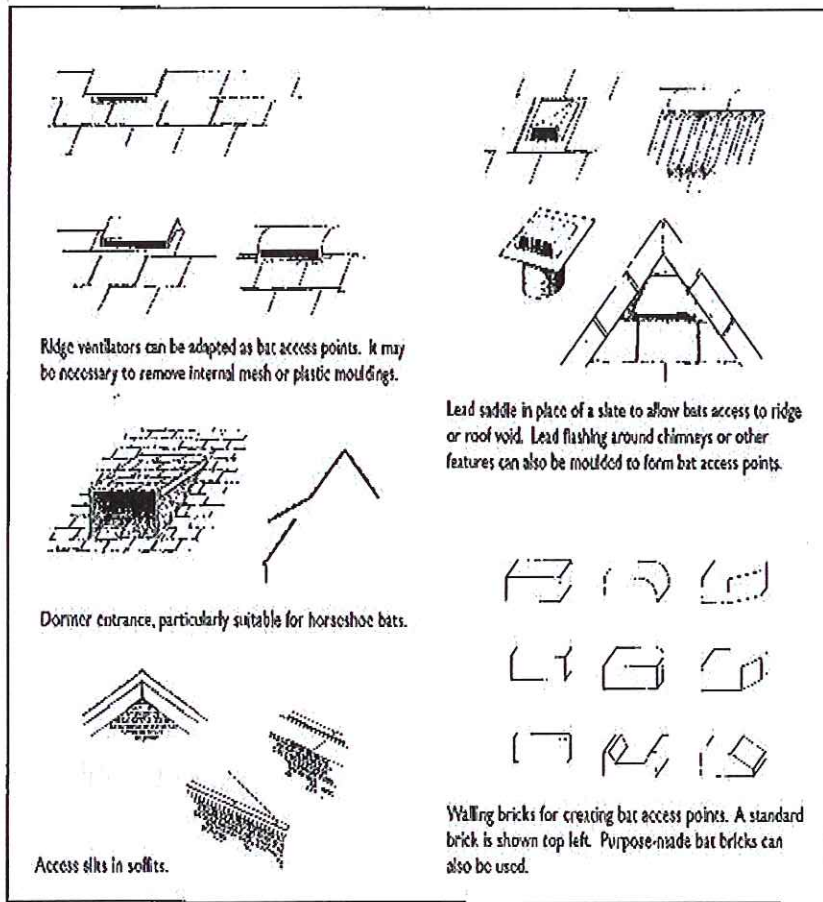


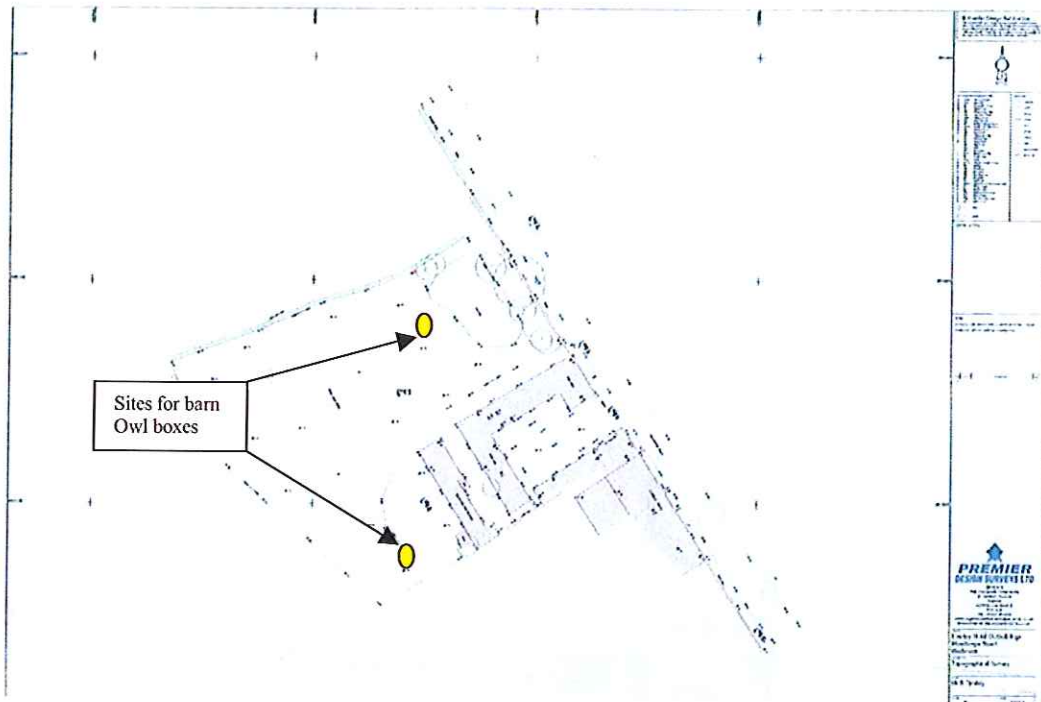
Figure 10.4
Bat access holes. Horseshoe bats prefer to fly into their roosts, but only small holes or slits are needed for other species and this also helps to deter colonisation by birds.

Fire doors in roof voids used by bats

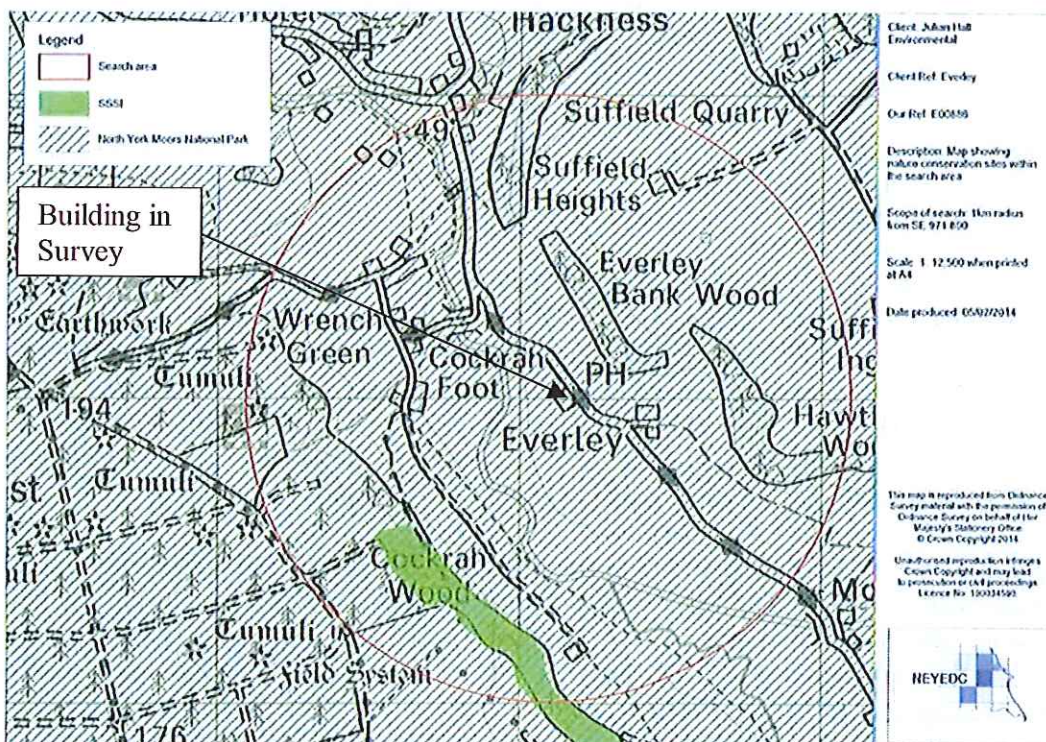
The provision of tiling or timber panelling on some vertical wall surfaces may be appropriate. This would allow bats to establish breeding roosts or hibernation places in the spaces created behind the panel without giving access to any internal part of the building.

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Appendix 3
Site plan of Buildings

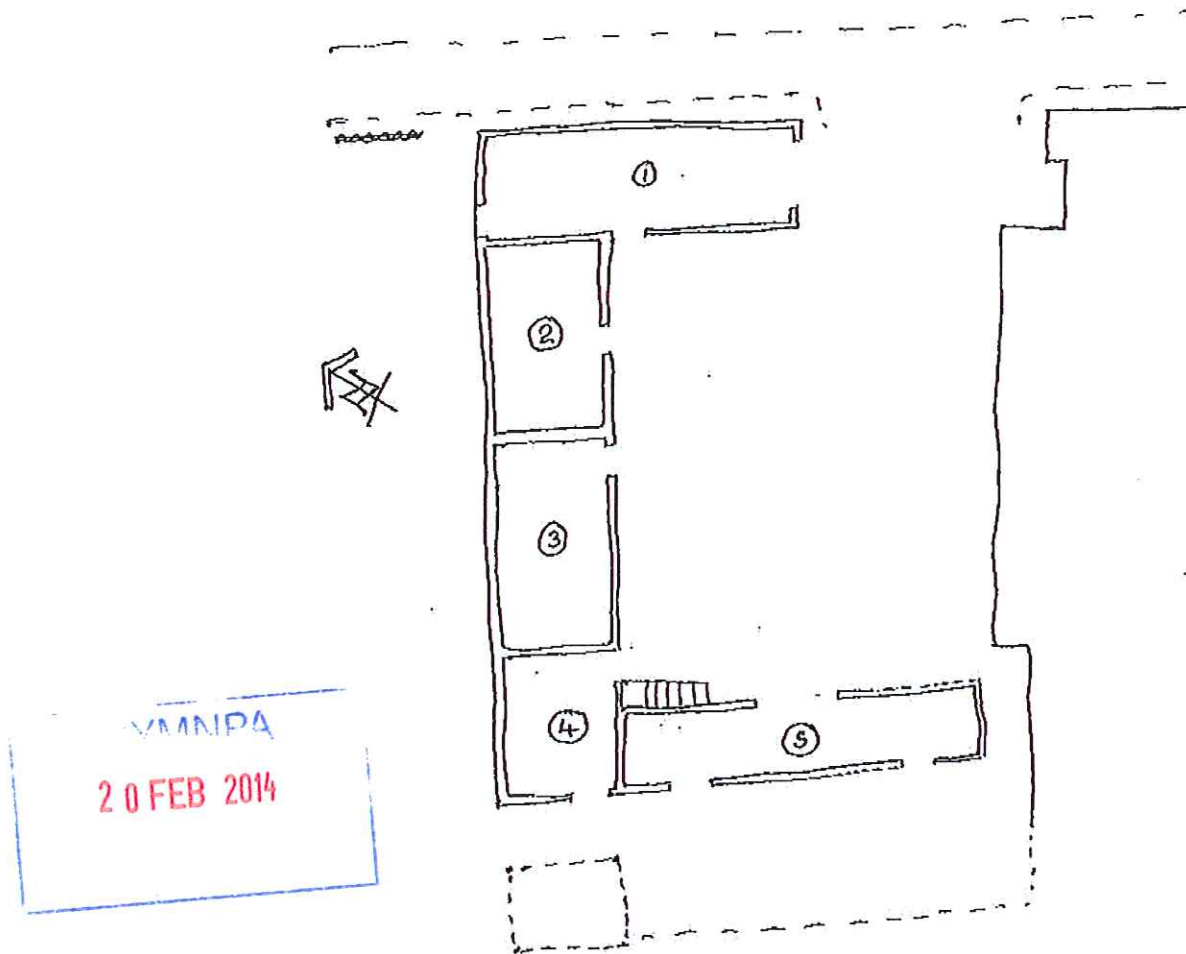


Appendix 4
Data Search area



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Appendix 5. Building Layout Plan (Not to scale)



Appendix 6

Barn Owl Mitigation.

Barn Owls are given specific protection under Sch.1 pt 1 of WCA81. Owing to the precarious state of the whole range of buildings it was not possible to confirm the degree of habitation by Barn Owls, whether as a nesting place or simply as a hunting perch. Since the proposed conversion will destroy either use in the future, and there are no other buildings that could be used to provide for the preferred type of box that can be built in to an existing gable, it is necessary to make provision to allow this activity to continue within close proximity to the existing site.

This will allow Barn Owls to fly out at night over the same territory to forage for small mammals and other food, and to return for eating and resting during the day. The attached illustration, designed by the Barn Owl Trust (www.barnowltrust.org.uk) and for installation on a high pole in open fields, is suitable for the existing circumstances, and can be erected in the vicinity of the trees nearest to the existing roost on the top of a 3m. high pole such as a telegraph pole, as long as it is supported to avoid being rocked by winds. It should face south over the same area as at present, and should be erected as soon as possible before works commence in order to allow

