



# Penpont Ecology Services Ltd

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## LAND AT SUMMER JOY SOUTH PETHERWIN CORNWALL

### *Bat & Nesting Bird Survey*

DECEMBER 2021

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A REPORT TO:

Mr A Dixon  
Summer Joy  
South Petherwin  
Cornwall  
PL15 7JA

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**PES reference:** PES/1392

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## Executive Summary

Penpont Ecology Services Ltd was commissioned to undertake a Bat and Nesting Bird Survey on land at Summer Joy, South Petherwin, Launceston, Cornwall, PL15 7JA. This was carried out to support a planning application to demolish the existing buildings to make way for a new dwelling.

The survey comprised a desk study and buildings inspection.

### **Bats**

No evidence of bat presence was identified.

It is concluded that bat species are likely absent and shall not provide a constraint to the proposed works being undertaken. However, due to the highly mobile nature of bat species, and the surrounding countryside being suitable to support these, the following is recommended as best practice, cautionary measures:

- Roof coverings shall be dismantled carefully by hand, by a construction team experienced in working on buildings with bats.
- In the unlikely event that bats are discovered, works shall cease immediately and the advice of a licensed bat ecologist or Natural England shall be sought.

### **Nesting Birds**

It is concluded that nesting birds are absent, and these species shall not provide a constraint to the proposed works being undertaken.

# Land at Summer Joy – Bat & Nesting Bird Survey

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## 1 Introduction

Penpont Ecology Services Ltd was appointed to undertake a Bat and Nesting Bird Survey on land at Summer Joy, South Petherwin, Launceston, Cornwall, PL15 7JA. This was carried out to support a planning application to demolish the existing buildings to make way for a new dwelling. The Bat & Nesting Bird Survey was undertaken to determine presence/likely absence of bat and nesting bird species and to assess the impact the proposed works may have on any species found to be present.

In England and Wales all bat species are fully protected under The Conservation of Habitats and Species Regulations (amendment (EU Exit)) Regulations 2019, and the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is illegal to:

- intentionally or deliberately kill, injure or capture (or take) bats.
- deliberately disturb a bat in a way that would affect its ability to survive, breed or rear young (or hibernate or migrate in England, Wales and Northern Ireland) or (significantly in England, Wales and Scotland) affect the local distribution or abundance of the species.
- recklessly disturb roosting bats or obstruct access to their roosts.
- damage or destroy a roost (this is an 'absolute' offence and need not be deliberate or intentional).
- possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of a bat.

*\* In a court, 'deliberately' will probably be interpreted as someone who, although not intending to capture/injure or kill a bat, performed the relevant action, being sufficiently informed and aware of the consequence his/her action will most likely have.*

Some bat species (Barbastelle, Bechstein's, Soprano Pipistrelle, Brown Long-eared, Greater and Lesser Horseshoes) are included on the S41 list of UK Biodiversity Action Plan species. Under the Natural Environment and Rural Communities Act 2006, local authorities must consider the conservation of these species in planning decisions.

All nesting birds are protected by the Wildlife & Countryside Act 1981. Barn Owls are specially protected under Schedule 1 of the Wildlife and Countryside Act 1981 and the Countryside and Rights of Way Act 2000, making it an offence to;

- intentionally kill, injure or take them
- take, damage or destroy their nest or eggs
- disturb them at the nest

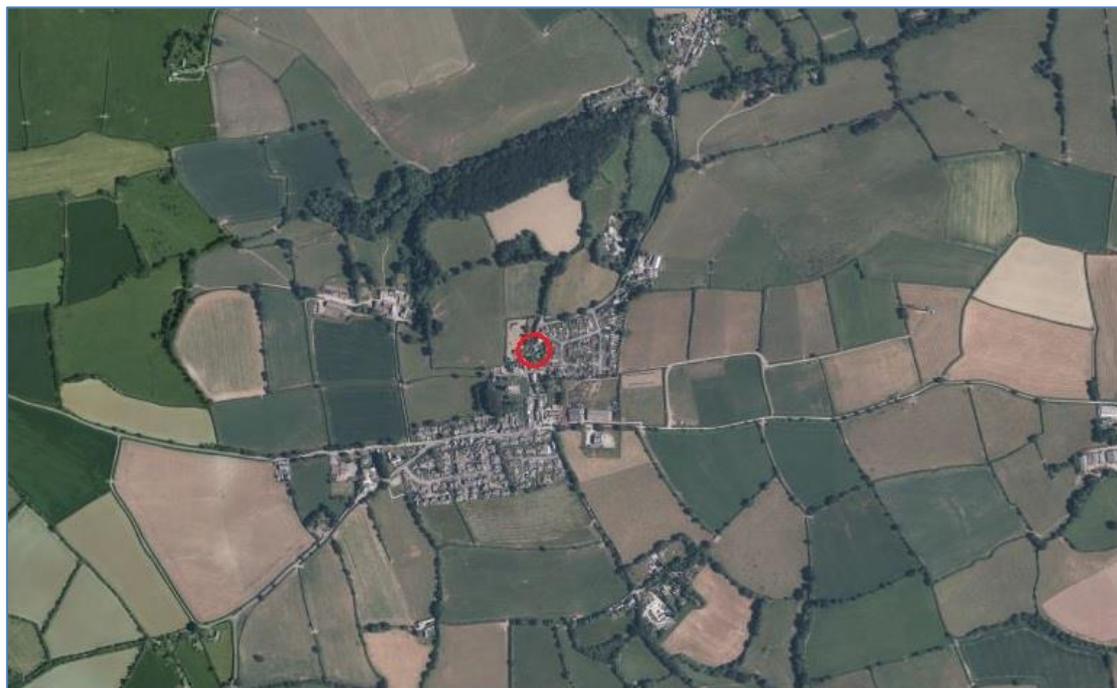
## 2 Site Description

The land at Summer Joy is located in South Petherwin at OS Grid Reference: SX 3099 8198 (Fig 1). The buildings are immediately surrounded by residential development, with the Petherwin Water 440m to the south. The wider surrounding countryside is in agricultural production of permanent pasture, grass leys and arable (Fig 2).

The buildings on the land at Summer Joy are of stone, block, and timber frame construction, with slate and corrugated metal covered roofs (Figs 3 & 4).



**Fig 1 – OS Map of location (1:25 000)**



**Fig 2 – Aerial photograph showing surrounding land-use.**



**Fig 3 – Land at Summer Joy showing stone building, extensions, and garden shed.**



**Fig 4 – Stone barn extensions.**

## 3 Survey Methodology

### 3.1 Desk Study

A search of local records was made to identify any previous records of bats and Barn owls in the area.

### 3.2 Nesting Birds

Summer Joy and its surrounding environs, were surveyed for Barn Owls, and nesting birds, using methodologies outlined by Natural England (2002) and the Barn Owl Trust (2012), and included looking for:

- Individuals, corpses, feathers, droppings and pellets
- Nests & potential nesting sites

### 3.3 Bats

The bat survey was conducted in accordance with guidelines given by Natural England and the Bat Conservation Trust in '*Bat Surveys for Professional Ecologists: Good Practice Guidelines*' (Collins, 2016) and '*Bat Worker's Manual*' (Mitchell-Jones, 1999). The bat survey was carried out to determine presence/likely absence of bat species, and comprised a buildings inspection including:

- an inspection (with a high powered torch where necessary) of the eaves, ridge beams and hips, and any other likely building habitat for bats; for signs of bats and individuals
- examination of walls and floors for droppings, dead individuals and skeletons
- a search for signs of bats including oily stains at entrance/exit holes, feeding remains, lack of cobwebs, characteristic smells and sounds
- an inspection of the surrounding area for suitable habitats.

## 4 Survey Results

### 4.1 Desk study

#### Barn Owls

Table 1: Records of Barn Owls within 10km

Location	Date	Distance	Recorder
Launceston	1991-2010	Within 10km	BTO* & BOT*

\* British Trust for Ornithology

\* Barn Owl Trust

Barn Owls (and other owl species) require mixed farmland with rough grazing, and habitat suitable for their food source, ie. small mammals. Barn Owls commonly nest in tall, mature trees and in the eaves of larger, older agricultural buildings (BOT, 2012).

A search of local records identified Barn Owls within 10km of the site, made by the British Trust for Ornithology and the Barn Owl Trust.

It is considered likely that the wider surrounding countryside provides suitable habitat for nesting and foraging Barn Owls.

## Bats

The desk study identified the following records of Bats:

Table 2: Records of bats within 5km

Species	Location	Date	Distance	Recorder
Natterer's ( <i>Myotis nattereri</i> )	Launceston	2011	Within 5km	*ERCCIS
Pipistrelle sp. ( <i>Pipistrellus sp.</i> )	Launceston	2004	Within 5km	*ERCCIS
Long-eared sp. ( <i>Plecotus sp.</i> )	Launceston	2009	Within 5km	*ERCCIS
Lesser Horseshoe ( <i>Rhinolophus hipposideros</i> )	Launceston	2009	Within 5km	*ERCCIS
Noctule ( <i>Nyctalus noctule</i> )	Launceston	2008	Within 5km	*ERCCIS
Whiskered/Brandts ( <i>Myotis Mystacinus/brantii</i> )	Launceston	2004	Within 5km	*ERCCIS
Serotine ( <i>Eptesicus serotinus</i> )	Launceston	2004	Within 5km	*ERCCIS
Daubenton's ( <i>Myotis daubentonii</i> )	Lawhitton	2016	Within 5km	*ERCCIS

\*ERCCIS Environmental Records Centre for Cornwall, & Isles of Scilly

The Desk Study has identified eight species of bat recorded within 5km of the site. It is considered likely that the wider surrounding countryside provides suitable habitat for foraging and roosting bats.

## 4.2 Site Survey

Land at Summer Joy is a small garden plot with two small outbuildings comprising one stone-built structure, and one garden shed. The stone structure is a single-storey detached building, with a natural slate roof and terracotta ridge tiles (Fig 3). There are two timber entrance doors providing access to the interior. Both sections contain stored items but were easily inspected. All parts of the interior are heavily cobwebbed. The roof is unlined. Daylight is visible at the eaves, and where roof tiles are slipped or missing. Modern additions to the building include two small extensions. A small concrete block extension is located at the south east corner, and a small timber frame corrugated metal clad structure is located at the north east corner (Fig 4). Both extensions have corrugated metal roofs. All interior sections, including the roof structure are unlined. The entire building is in poor condition with many gaps allowing light and weather ingress.

A small garden shed located in the garden was also inspected. The shed is of traditional timber frame construction with a metal roof. The interior contains stored items but was easily inspected. There is a single glazed window at the east elevation. No evidence of bats or nesting bird presence was identified throughout the buildings.

## 5 Conclusions

### 5.1 Bats

No evidence of bat presence was identified.

It is concluded that these species are likely absent and shall not provide a constraint to the proposed works being undertaken. However, due to the highly mobile nature of bat species, and the surrounding countryside being suitable to support these, the following is recommended as best practice, cautionary measures:

- Roof, and ridge tiles shall be dismantled carefully by hand, by a construction team experienced in working on buildings with bats.
- In the unlikely event that bats are discovered, works shall cease immediately and the advice of a licensed bat ecologist or Natural England shall be sought.

### 5.2 Nesting Birds

It is concluded that nesting birds are absent, and these species shall not provide any constraint to the proposed works being undertaken.

## 6 References

Barn Owl Trust (2012). *Barn Owl Conservation Handbook*, Pelagic Publishing, Exeter.

Collins, J. (2016) *Bat Surveys for Professional Ecologists - Good Practice Guidelines* 3rd Edition.

Mitchell-Jones, A J & McLeish, A P., (Edits) (1999). *The Bat Workers' Manual*. JNCC Peterborough.

Mitchell-Jones, A J (2004). *Bat Mitigation Guidelines*. English Nature, Peterborough.

*This report has been produced in good faith, with all reasonable skill, care and diligence based on the information provided and accessible at the time of its preparation and within the scope of the work agreed with the client.*

*We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.*

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