



Bat Mitigation Plan

Hopehill Scout Campsite, South Street, Wrotham Road, Meopham, Kent, DA13 0QJ

Gravesham Scouts

Status	Issue	Name	Date
V1	1	Natalie Evans BA (Hons), MA, MRSB, Principal Consultant	17/07/2025
V2	2	Natalie Evans BA (Hons), MA, MRSB, Principal Consultant	08/08/2025

Arbtech Consultant's Contact Details:

Natalie Evans
Principal Ecologist
Email: ne@arbtech.co.uk
<https://arbtech.co.uk>

Limitations and Copyright

Arbtech Consulting Limited has prepared this report for the sole use of the above-named client or their agents in accordance with our General Terms and Conditions, under which our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Limited. The assessments made assume that the sites and facilities will continue to be used for their current purpose without significant change. The conclusions and recommendations contained in this report are based upon information provided by third parties. Information obtained from third parties has not been independently verified by Arbtech Consulting Limited.

© This report is the copyright of Arbtech Consulting Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

1.0 Introduction and Context

1.1 Background

Arbtech Consulting Ltd. was commissioned by the Gravesham Scouts to prepare a Bat Mitigation Plan for Hopehill Scout Campsite, South Street, Wrotham Road, Meopham, Kent, DA13 0QJ.

A Preliminary Roost Assessment (PRA) and Bat Emergence Surveys were carried out by Arbtech 2024 and 2025.

These surveys identified two common pipistrelle day roosts and one brown long eared transitional/occasional roost. A Bat Mitigation Class Licence is being prepared for the site to permit the works which will destroy the roosts present.

The purpose of this plan is to provide the necessary working methodologies and details to ensure the building demolition does not breach the legislation protecting bats and bat roosts, and to satisfy condition 4 of the decision notice.

1.2 Proposed development

The building is currently a toilet block and changing facility for the Hopehill Scouts Campsite. As part of the proposed development, the building will gain an extension and require reroofing.

1.3 Scope of the Report

The following Bat Mitigation Plan has been designed to satisfy condition 4 which states:

Condition 4

Prior to works commencing within the site an updated bat mitigation strategy must be submitted to the LPA for written approval. The plan must include the following:

- Updated bat emergence surveys (if required)
- Overview of mitigation required
- Detailed methodology to implement the mitigation.
- Plans demonstrating that the bat mitigation will be incorporated into the building.

- Details of any monitoring required.

The plan must be implemented as approved.

Reason: In order to ensure the survival and protection of important species and those protected by legislation that could be affected by the development, in accordance with Local Plan: Core Strategy Policy CS12 and paragraph 187 of the National Planning Policy Framework, (NPPF) 2024 which seeks the protection of priority species.

2.0 Bat Mitigation Plan

2.1 Informative

The following tables detail the proposed mitigation, habitat creation and biodiversity enhancement measures for the development as well as management requirements to ensure the longevity of these measures.

2.2 Persons Responsible and Lines of Communication

A Development Biodiversity Champion should be designated for the demolition and construction phase of the development. The Biodiversity Champion should be someone with significant influence during construction, such as the site owner, contract or project manager. The Development Biodiversity Champion is responsible for ensuring all actions outlined in this plan are implemented.

Any queries with regards to the mitigation prescriptions should be addressed to the project ecologist and communication should be retained between the Development Biodiversity Champion and project ecologist or a suitably qualified Ecological Clerk of Works (ECoW) throughout the construction phase of the development where necessary to ensure the mitigation is applied and impacts to adjacent ecological receptors are effectively minimised. The project ecologist's contact details are located on the title page of this report. The ecologist assisting with the acquirement of the licence for demolition of the roost must also be contacted regarding any issues that may arise, if the ecologist is not present at the site.

2.3 Timings of the Work

There are no timing restriction's for the works. Destructive works are expected to start in October 2025 and the build completed by May 2026.

2.4 Mitigation Measures

Table 1 details the general ecological precautionary working and mitigation measures to be implemented at the site. These overriding principles should be adhered to even where they do not apply to a specific step listed.

There must be no work carried out to the building until the bat licence has been approved, and there is an ecologist on site to supervise the roof removal.

Table 1: Mitigation Measures

Works	Specification
Pre works inspection	Immediately prior to the start of the demolition of the building containing the roost, the registered consultant or accredited agent under the BMCL will inspect the building for any signs of current bat use.
Toolbox Talk	A toolbox talk must be provided to contractors prior to work commencing, to inform them of the presence of bats in the roof structure, familiarise them with this document and identify the roost location and any potential access points. This talk must be delivered by the registered consultant or accredited agent under the BMCL to all contractors on the first day of the work. The ecologist will be present during the soft demolition of the roof and eaves.
Methods of working	The roof and eaves will be removed carefully by hand, exposing all suitable roost areas. If any live bats are found in the areas of workings these shall be removed by the qualified ecologist and relocated to the receptor box. This should only be done if temperatures and conditions are considered suitable so that the bat would be considered active and not hibernating. If the ecologist is not present during any work to the building after the initial strip and a live bat is discovered at any point, then work must stop, and the ecologist must be contacted right away for advice and site-reattendance.

Lighting- Dark corridor	A low-impact lighting strategy will be adopted for the site during and after post-development, which will include the following measures: • Lighting of the new buildings and surrounding areas must be kept to an absolute minimum, with low-level, downward-facing lighting only. • Lightning must not illuminate the tree boundary around the site to continue to provide a dark commute route and foraging grounds • Works lighting elsewhere on the site should be avoided after daytime school working hours (7:45am to 5pm) to ensure that the site remains as dark as possible after hours. • All proposed working hours are during daylight. During spring and summer months where bats are active, even most after-school clubs will be concluded before sunset times (8-10pm). Therefore, there is no substantive need for any additional artificial lighting after dark, and this should be avoided during post-development where possible.
Bat boxes	<i>Before the start of work:</i> x 3 bat box will be installed on a retained tree. This will be used as a receptor box for the pipistrelle and brown long eared bats if present and moved during the soft demolition works. Boxes made of woodstone or woocrete will be selected due to the longevity of these boxes in comparison to wooden boxes. Figure 1 Elisa bat box https://www.nhbs.com/elisa-bat-box x2



Figure 2 Isabella bat box x1 <https://www.nhbs.com/isabella-bat-box>

Bat boxes must be unlit by artificial light at all times. These must be installed between 3 and 5 m in height, facing a southerly direction where possible.

Trees chosen for supporting boxes should have a straight trunk and be free of branches and foliage that may cause flight obstructions. The specific tree or trees will be decided by the supervising ecologist on the morning of the supervised soft demolition.

Boxes for the newly extended building:

X3 integrated bat boxes will be installed within the walls of the new building. These plus the tree mounted boxes provide satisfactory roost compensation for the low conservation value roosts present.

Although a bat loft would be an excellent enhancement for the site, the buildings structure and materials do not allow for this. The available space and materials would not be suitable for bat use, and would not be successful as an enhancement as it would not be ecologically functional for bat use. The local bat population would benefit more from the integrated and tree mounted boxes described above.

	The bat boxes will be the below make/model or similar alternative, and will be located under the eaves, away from windows and unlit by artificial light:  Figure 3 https://www.nhbs.com/ib-vl-05-vivara-pro-build-in-woodstone-batbox
--	---

2.5 Management and Further Steps

Table 3 specifies long term management and monitoring for the site.

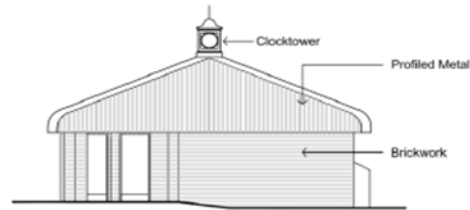
Table 3: Further Requirements

Activity	Year 1	Year 2 onwards
Installation of pre works bat box	3 x tree-mounted box before the start of work. Box will be retained in perpetuity and will be replaced if they become damaged or fall.	Boxes will be retained in perpetuity, any boxes that have fallen must be replaced. This will be monitored by the maintenance team on school grounds. Checking or moving any boxes must only be done by a suitably qualified and bat licenced person.

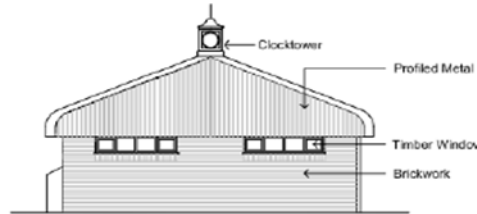
External bat boxes fixed to new building	X3 bat boxes will be installed into new walls and will be retained in perpetuity, The suggested box design should not require any maintenance.	Boxes will be retained in perpetuity. The suggested box design should not require any maintenance.
--	--	--

Appendix 1: Proposed Plans

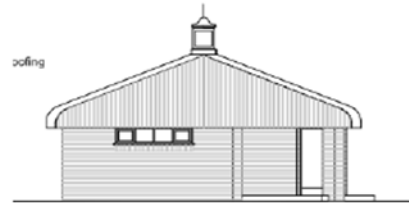
Existing Elevations



Front Elevation - View A - Scale 1-100



Rear Elevation - View C - Scale 1-100

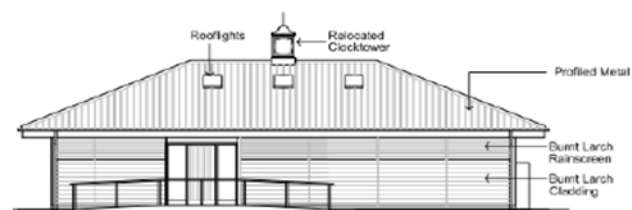


Side Elevation - View B - Scale 1-100

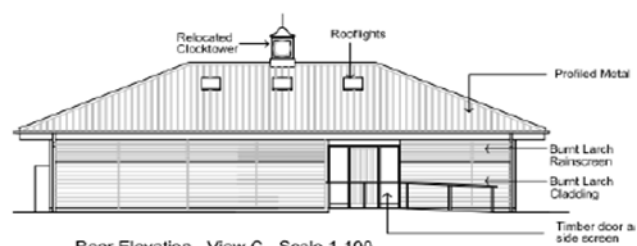


Side Elevation - View D - Scale 1-100

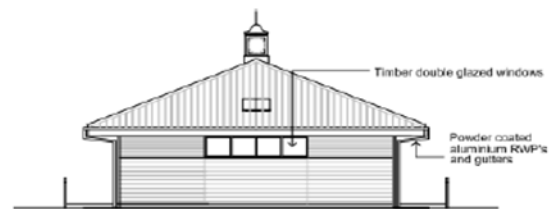
Proposed Elevations



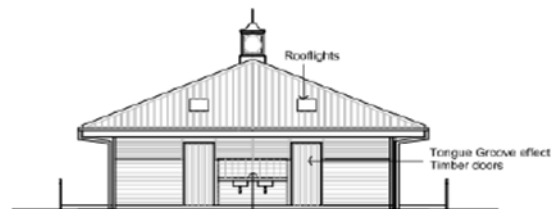
Front Elevation - View A - Scale 1-100



Rear Elevation - View C - Scale 1-100

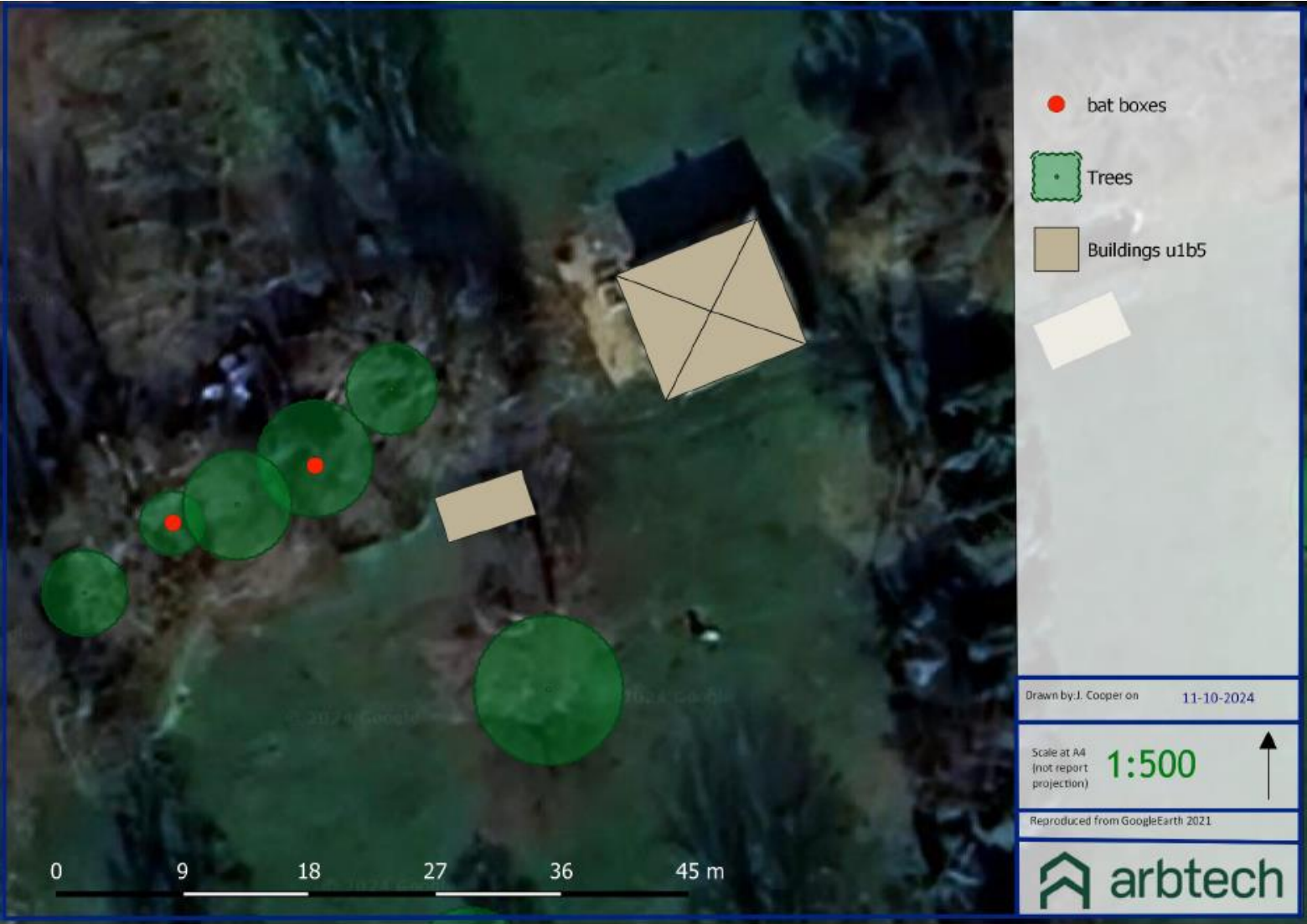


Side Elevation - View B - Scale 1-100



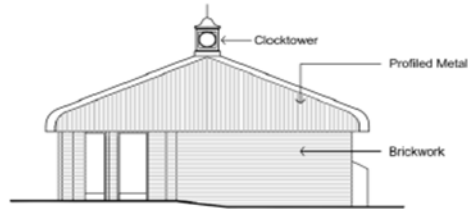
Side Elevation - View D - Scale 1-100

Appendix 2- Bat box locations (tree mounted)

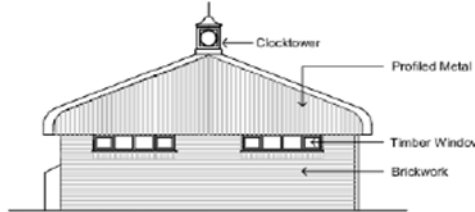


Bat box locations (integrated)

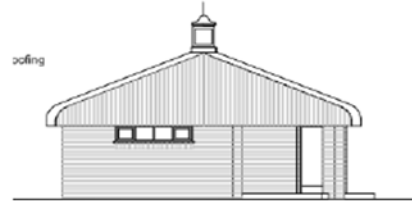
Existing Elevations



Front Elevation - View A - Scale 1-100



Rear Elevation - View C - Scale 1-100



Side Elevation - View B - Scale 1-100



Side Elevation - View D - Scale 1-100

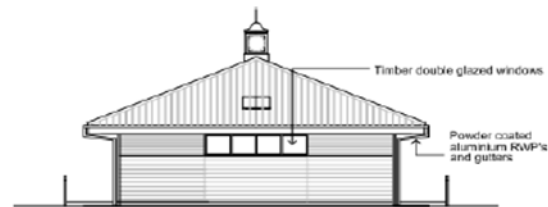
Proposed Elevations



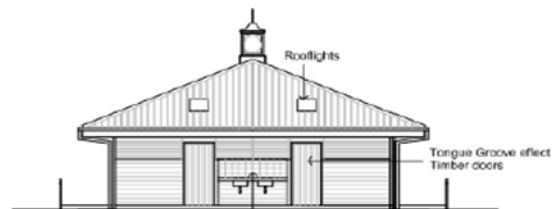
Front Elevation - View A - Scale 1-100



Rear Elevation - View C - Scale 1-100



Side Elevation - View B - Scale 1-100



Side Elevation - View D - Scale 1-100