

ADONIS BLUE ENVIRONMENTAL CONSULTANTS
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Our Ref: EC-532

Your Ref: Bocoda Hill Farm, Wrotham Road, South Street, Meopham, DA13 0QG

07 August 2026

Chatranjan Seehra
chatseehra7@googlemail.com

Dear Dr Seehra,

**RE: Bocoda Hill Farm, Wrotham Road, South Street, Meopham, DA13 0QG –
Bat Survey Results, Mitigation and Enhancement Advice**

INTRODUCTION

Adonis Blue Environmental Consultants (ABEC) was commissioned by Chatranjan Seehra in April 2026 to undertake a bat emergence (presence/ likely absence) survey of an existing stable block and connecting hay storage on Bocoda Hill Farm, Wrotham Road, South Street, Meopham, DA13 0QG (herein after referred to as 'the site'), as advised within the Preliminary Ecological Appraisal (ABEC, 24th June 2026).

The four potential bat features and surveyor locations are shown at Appendix 2.

This letter, observations and comments constitute professional advice as to ecological matters only.

PROPOSALS

The proposed development is for the conversion of the existing stables into a residential dwelling with associated landscaped areas.

SURVEY OBJECTIVES

The purpose of this survey is to determine the presence/likely absence of roosting bats on site and provide appropriate mitigation and enhancement strategies as required.

The key objectives are as follows:

- Identify the presence of any bat roosts during the summer period;
- Assess the likely impacts of the proposed development on any identified bat roosts; and
- Provide recommendations for mitigation and compensation with regard to any bat roosts identified.

METHODOLOGY

Surveys were designed and led by experienced Senior Ecologist Gwilym Pask-Hale BSc (Hons), MSc, ACIEEM, assisted by Sylvie Harmer BSc, Senior Ecologist and Richard Ferrett BSc, Ecologist.

The seasonal and daily timings of the surveys followed best practice guidelines (Collins, 2024) and are summarised in Table 1 below. Weather data on temperature, rain and wind speed conditions was recorded.

All bat calls were recorded using EM Touch bat detectors to enable species identification to be verified through sonogram analysis using Kaleidoscope software. A Nightfox Whisper IR camera was stationed at each surveyor location; the number and positioning of the surveyors was such that all Potential Roost Features (PRFs) identified during the PEA could be clearly seen. Appendix 2 shows a map of surveyor locations.

Table 1. Presence/likely absence survey dates and weather conditions.

Building / Aspect	Roost suitability	Survey number	Survey date	Sunset/sunrise	Survey start/ Survey end	Weather Conditions
Stable block and associated hay storage	Low	1	29/07/2026	20:51	20:36 / 22:21	Temp start/end: 25/23°C Rain: Dry Wind (BF): 1 Cloud: 0%

All visits were undertaken at an optimal time of year and in suitable weather conditions.

RESULTS

No bats were observed emerging from or entering the stable block and associated hay storage during the presence/likely absence bat survey. Species recorded were primarily common pipistrelle *Pipistrellus pipistrellus* with serotine *Cnephaeus serotinus*. Table 2 below details the findings of the emergence surveys.

Table 2. Summary of recordings during emergence surveys.

Survey	Building / Aspect	Surveyor Location	Summary
1	Stable block and associated hay storage	1	21:20 - Common pip x1 (Commuting) 21:31 – Common pip x1 (Commuting) 21:55 – Serotine x1 (Heard) 22:03 - Common pip x1 (Heard) 22:12 - Common pip x1 (Heard) 22:15 - Common pip x1 (Heard)
		2	21:03 – Common pip x1 (Heard) 21:15 – Common pip x1 (Commuting) 21:20 - Common pip x1 (Commuting) 21:31 – Common pip x1 (Commuting) 21:49 – Common pip x1 (Foraging) 21:55 – Serotine x1 (Heard) 22:03 - Common pip x1 (Heard) 22:15 - Common pip x1 (Heard)
		3	21:08 - Common pip x1 (Heard) 21:19 - Common pip x1 (Heard) 21:49 - Common pip x1 (Heard)

IMPACT ASSESSMENT

No roosting bats, or evidence of their presence, were found within the Stable block and associated hay storage during the PEA or bat emergence survey. No further survey work or mitigation is required for roosting bats.

According to the preliminary ecological appraisal (ABEC, 2026), the site currently provides low suitability foraging and commuting habitat for bats due to the lack of suitable vegetation. However, the site boundaries, particularly the species-rich native hedgerow with trees provides a suitable foraging and commuting corridor.

The following section outlines mitigation required for any additional external lighting planned on the site.

MITIGATION

The following mitigation, which is based on Guidance Note 8 Bats and Artificial Lighting¹, is recommended to reduce the effects of any proposed external lighting on foraging and commuting bats that may utilise the site boundaries, particularly the species-rich native hedgerow with trees.

- Works should be restricted to daylight hours.

¹ [Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals](#)

- Dark corridors should be kept around the site boundaries so works does not result in the severance of commuting corridors.
- A sensitive lighting scheme should be designed to minimise impacts to foraging bats and other nocturnal species, when choosing luminaires, all luminaires should lack UV elements such as metal halide compact fluorescent sources, LED luminaires should also be used where possible due to the sharp-cut-off lower intensity and dimming capability. Warm white light sources of 2700 Kelvin or lower should be used wherever possible.

If external lighting is to be installed, lights should be mounted horizontally, with no light output above 90 degrees or upwards and where appropriate should be set on a motion-sensor set to minimum duration.

ENHANCEMENT

The site provides an opportunity to increase bat roosting habitat through the installation of two bat boxes, one on the individual tree on site and one on one of the mature trees with in the boundary hedgerow with trees.

Bat Box 2F² (or similar) could be installed on south, south-east or south-west elevations within the individual tree on site.

Bat boxes should be installed as per recommendations from the Bat Conservation Trust (Bat Conservation Trust, 2025):

- Where bats are known to feed and navigate (close to hedges and tree lines).
- Ideally at least 4m above the ground (where safe installation is possible).
- Away from artificial light sources (to protect them from predation).
- Sheltered from strong winds; and
- Exposed to the sun for part of the day (usually south, south-east or south-west).

Bat roosts are afforded strict legal protection under the Habitats and Species Regulations 2019 and the Wildlife and Countryside Act 1981(as amended) and therefore any actions that may impact these boxes will first require inspection by a licenced bat ecologist.

Yours sincerely,

Jess Martin-Joiner
Ecologist
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² [2F Schwegler Bat Box \(General Purpose\) | NHBS Practical Conservation Equipment](#)

REFERENCES

Adonis Blue Environmental Consultants (June 2026). *EC532 – Bocoda Hill Farm_PEA_Final* Issued June 2026.

Chartered Institute of Ecology & Environmental Management (2018) *Guidelines for Ecological Impact Assessment*. Available at: [ECIA-Guidelines-2018-Terrestrial-Freshwater-Coastal-and-Marine-V1.1Update.pdf](#) (Accessed: 4 August 2026).

Collins, J (ed.) (2024) *Bat surveys for Professional Ecologists: Good Practice Guidelines (4th Edition)*. The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6.

Institution of Lighting Professionals (2023) *GN08 Bats and Artificial Lighting*. Available at: [ILP Guidance Note 8 PDF](#) (Accessed: 4 August 2026).

Magic Map Application (2023). Natural England. Website: <https://magic.defra.gov.uk/MagicMap.aspx> (Accessed: 4 August 2026).

APPENDIX 1: PHOTOGRAPHS



Figure 1 - View of Surveyor 1 beginning of survey.



Figure 2 - View of Surveyor 2, beginning of survey.

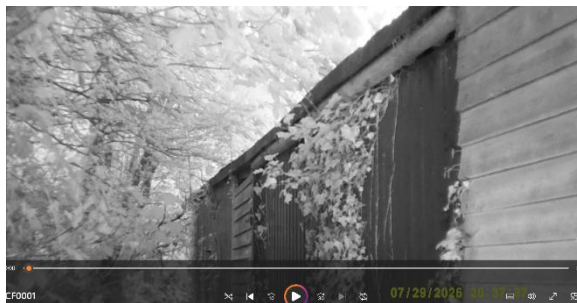


Figure 3 - View of Surveyor 3, Beginning of survey.



Figure 4 - View of Surveyor 1, end of survey.



Figure 5 - View of Surveyor 2, end of survey.



Figure 6 - View of Surveyor 3, end of survey.

APPENDIX 2: POTENTIAL BAT FEATURES AND SURVEYOR LOCATIONS

