

9<sup>th</sup> June 2022  
Our reference: 2022/03/14

**Northfield House, Wrotham Road, Meopham, DA13 OAQ**

Following a 'Preliminary Ecological Appraisal'<sup>1</sup> which identified the risk of bats being present in a dwelling (assessed as having low suitability for roosting bats), KB Ecology Ltd was commissioned to undertake night-time bat surveys.

The Bat Conservation Trust's guidelines provide a table stating the 'minimum number of presence/absence survey visits required to provide confidence in negative preliminary roost assessment from buildings, built structures and trees in summer.

**Table 7.3 Recommended minimum number of survey visits for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees but unlikely to give confidence in a negative result).**

| Low roost suitability                                                                                                               | Moderate roost suitability                                                                       | High roost suitability                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| One survey visit. One dusk emergence or dawn re-entry survey <sup>a</sup> (structures).<br><br>No further surveys required (trees). | Two separate survey visits. One dusk emergence and a separate dawn re-entry survey. <sup>b</sup> | Three separate survey visits. At least one dusk emergence and a separate dawn re-entry survey. The third visit could be either dusk or dawn. <sup>b</sup> |

<sup>a</sup> Structures that have been categorised as low potential can be problematic and the number of surveys required should be judged on a case-by-case basis (see Section 5.2.9). If there is a possibility that quiet calling, late-emerging species are present then a dawn survey may be more appropriate, providing weather conditions are suitable. In some cases, more than one survey may be needed, particularly where there are several buildings in this category.

<sup>b</sup> Multiple survey visits should be spread out to sample as much of the recommended survey period (see Table 7.1) as possible; it is recommended that surveys are spaced at least two weeks apart, preferably more. A dawn survey immediately after a dusk one is considered only one visit.

**Table 7.1 Recommended timings for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees but unlikely to give confidence in a negative result).**

| Low roost suitability                                                 | Moderate roost suitability                                                                     | High roost suitability                                                                         |
|-----------------------------------------------------------------------|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| May to August (structures)<br><br>No further surveys required (trees) | May to September <sup>a</sup> with at least one of surveys between May and August <sup>b</sup> | May to September <sup>a</sup> with at least two of surveys between May and August <sup>b</sup> |

Thus one night-time bat survey was undertaken in June 2022 by L Hoadley<sup>2</sup>, S Stanley<sup>3</sup>, using Echo Meter Touch 2 Pro and Batlogger M2 bat detectors<sup>4</sup>.

<sup>1</sup> Report by KB Ecology, dated 24th May 2022 / Ref No 2022/03/14

<sup>2</sup> 5 years' experience in bat surveys

<sup>3</sup> 12 years' experience in bat surveys

<sup>4</sup> All surveyors were able to take recordings of bat species in either frequency division or full spectrum formats and were equipped with a bat detector that could produce audible bat calls during the survey. Also, at least one experienced surveyor was present on all of the surveys.

No bats were seen emerging from the building during the survey. Only a low number of common pipistrelle bats were seen and heard commuting and foraging.

The dwelling is thus not considered as being used as a bat roost and no mitigation or licence is expected to be needed prior to its demolition<sup>5</sup>.

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<sup>5</sup> Updated surveys should be carried out every two years, to check that usage hasn't changed, prior to works taking place.

## Detailed Results:

|                                         |                                          |                                       |                                     |
|-----------------------------------------|------------------------------------------|---------------------------------------|-------------------------------------|
| Site Name and Building Number           | Northfields House, Wrotham Road, Meopham | Surveyor Name / Equipment             | Liam Hoadley/Echo Meter Touch 2 Pro |
| Weather Conditions                      | cloud - 10% wind -2 rain - 0             | Date                                  | 02/06/2022                          |
| Start Time                              | 20:51                                    | Finish Time                           | 22:36                               |
| Air Temperature (°C) at Start of Survey | 15                                       | Air Temperature (°C) at End of Survey | 13                                  |
| Sunset                                  | 21:06                                    | Sunrise                               | N/A                                 |

| position around building:                                                   |                  | East Side  |                                                    |     |  |  |  |  |  |
|-----------------------------------------------------------------------------|------------------|------------|----------------------------------------------------|-----|--|--|--|--|--|
| Time                                                                        | Species*         | Activity** | Comments                                           |     |  |  |  |  |  |
| 21.17                                                                       | 45 pip           | C          | S, flew East to West over South side of the house  |     |  |  |  |  |  |
| 21.49                                                                       | 45 pip           | C          | S, flew South to North past East side of the house |     |  |  |  |  |  |
| **Activity - 'E' = emergence; 'R' = return; 'F' = foraging; 'C' = commuting |                  |            | **S' = seen; 'NS' = not seen                       |     |  |  |  |  |  |
| *species                                                                    | common pip       | 45 pip     | Serotine                                           | Ser |  |  |  |  |  |
|                                                                             | soprano pip      | 55 pip     | Leisler's                                          | Lei |  |  |  |  |  |
|                                                                             | brown-long eared | BLE        | Daubenton's                                        | Dau |  |  |  |  |  |
|                                                                             | Myotis sp        | Myo        | Nathusius' p                                       | Nat |  |  |  |  |  |
|                                                                             | Noctule          | Noc        |                                                    |     |  |  |  |  |  |

|                                         |                                         |                                       |                              |
|-----------------------------------------|-----------------------------------------|---------------------------------------|------------------------------|
| Site Name and Building Number           | Northfield House, Wrotham Road, Meopham | Surveyor Name / Equipment             | Steve Stanley / Batlogger M2 |
| Weather Conditions                      | Cloud: 10% Wind: 2 Rain: 0              | Date                                  | 2nd June 2022                |
| Start Time                              | 20:51                                   | Finish Time                           | 22:36                        |
| Air Temperature (°C) at Start of Survey | 15                                      | Air Temperature (°C) at End of Survey | 13                           |
| Sunset                                  | 21:06                                   | Sunrise                               |                              |

| Position: | West side of house |           |                                   |  |  |  |  |  |  |
|-----------|--------------------|-----------|-----------------------------------|--|--|--|--|--|--|
| Time      | Species            | Activity* |                                   |  |  |  |  |  |  |
| 21:17     | Pip 45             | C         | From east to west, high overhead. |  |  |  |  |  |  |
| 22:01     | Pip 45             | C         | Brief pass, not seen.             |  |  |  |  |  |  |