



BAT SURVEY REPORT

TUDOR COTTAGE

MEOPHAM, KENT

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CONTENTS

1.	INTRODUCTION	4
2.	SITE LOCATION PLAN	5
3.	EXISTING SITE PLAN	6
4.	METHODOLOGY	7
5.	RESULTS AND ASSESSMENT	9
6.	REFERENCES	10
7.	APPENDIX 1: SUMMARY OF PLANNING POLICY AND LEGISLATION	11
8.	APPENDIX 2: SURVEY PLAN	12
9.	APPENDIX 3: NIGHT VISION AID (NVA) SCREENSHOTS	13

1. INTRODUCTION

- 1.1 This report details presence/ likely absence survey work for bats undertaken in respect of proposed development at Tudor Cottage, Nash Street, Meopham, Kent DA13 9AA.
- 1.2 Figure 1, Section 2 provides a Site location plan.

COMMISSION

- 1.3 Native Ecology was commissioned by Nursted Court Ltd to undertake bat presence/likely absence surveys for a horse stables (B1) within the Site.

APPLICATION SITE

- 1.4 The application site, hereafter referred to as 'the Site', comprises a single-storey timber stable building and a small area of sparsely vegetated urban land. The Site extends to 0.02ha.

PROPOSED WORKS

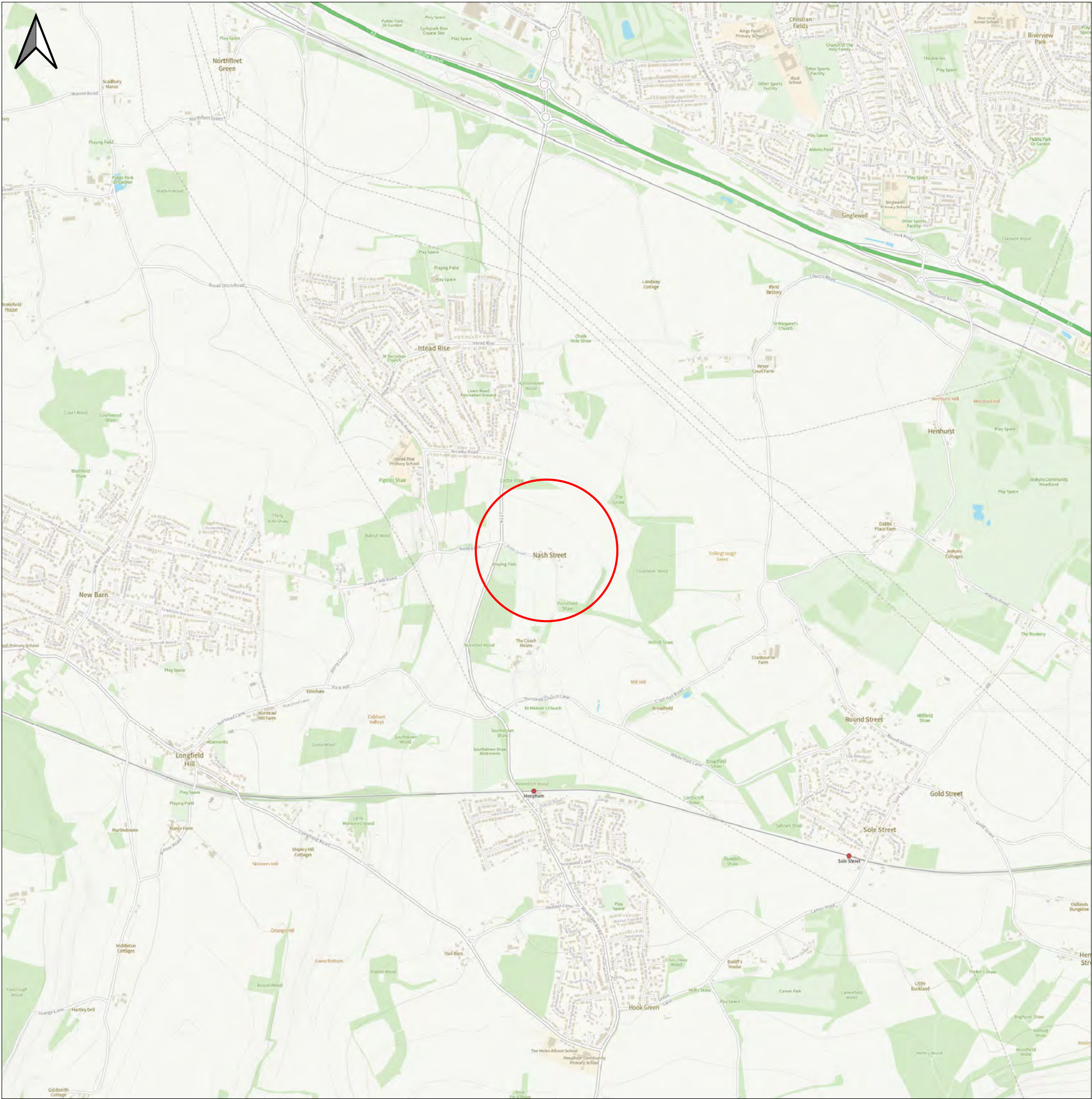
- 1.5 Proposals include the conversion of the stable building into residential accommodation.

BACKGROUND

- 1.6 A Preliminary Ecological Appraisal was undertaken by Native Ecology in July 2025 (Native Ecology, 2025). Building B1 was assessed as providing 'high' suitability for roosting bats and further survey work to ascertain presence / likely absence of roosting bats was recommended.
- 1.7 Given that building B1 provides high suitability, in accordance with industry standard guidance, three dusk emergence survey is required to provide confidence in absence.

PURPOSE OF REPORT

- 1.8 The objectives of the report are to:
- To determine whether roosting bats are present; and
 - Establish whether the proposed development is likely to impact on roosting bats. The degree of impact is determined by a number of factors:
 - The species present;
 - Number of bats present;
 - The type of roost present; and
 - Location of roost and access points.



 PROMOTING BIODIVERSITY INTEGRATION	
Site location plan	
Tudor Cottage Meopham, Kent	
Figure ref:	1805_Figure 1
Revision:	-
Date:	22/07/2025
Scale:	1:20,000 (Main canvas)
Paper size:	A3



Legend

 Site boundary



Existing Site Plan

Tudor Cottage
Meopham, Kent

Drawing ref:	1805_Figure 2
Revision:	-
Date:	22/07/2025
Scale:	1:300
Paper size:	A3

4. METHODOLOGY

PRESENCE/ABSENCE SURVEYS

- 4.1 The survey effort was proportionate to the suitability of the building to support roosting bats, as determined during the Preliminary Roost Assessment (detailed in Table 1 below).
- 4.2 In accordance with the Bat Conservation Trust Good Practice Guidelines (Collins, 2023), the building assessed as providing high suitability for roosting bats was surveyed on three separate sessions.
- 4.3 Surveys were undertaken between May and July 2025.

Table 1. Building suitability and number of surveys

Building no.	Suitability to support roosting bats	No. of surveys undertaken
B1	High	3no. dusk emergence surveys

- 4.4 Surveys commenced 15 minutes prior to sunset and continued for 1.5 hours after sunset and undertaken in accordance with the Bat Conservation Trust Good Practice Guidelines (Collins, 2023).
- 4.5 Night vision aids (NVAs) comprising InfraRed (IR) cameras were used to record bat activity during the surveys. NVAs and surveyors (listed in Table 2 and 3 overleaf) were positioned around the buildings so that the features with suitability to support roosting bats were visible and any emerging or re-entering bats could be observed.
- 4.6 NVA cameras comprised Canon XA60 Professional UHD 4K Camcorders with associated appropriate light sources, mounted on tripods and positioned to cover a full surveyor location. An EMT Pro 2 with an associated tablet was also mounted on a tripod close to the camera to record sound files for any bats emerging from or re-entering the building. Appendix 3 includes screen-shots of each IR camera position at the darkest point of the survey to show illumination.
- 4.7 A survey plan is available in Appendix 2.
- 4.8 One experienced surveyor (shown as bold in Table 2 and listed in Table 3 overleaf) was assigned to check the set-up of the NVAs prior to the start of the survey and intervals throughout. This meant that no surveyors left their position during the survey period to monitor the NVAs.
- 4.9 Each surveyor used an EMT Pro and a Elekon Bat Scanner to identify and record bat activity within the Site. Data was recorded as to the species, number of bats, survey position, any emergence or re-entry locations, time and general activity.

4.10 Table 2 below includes full survey details.

Table 2. Survey details for the dusk emergence surveys

Survey location	Survey no.	Survey date	Surveyors	Sunrise/ sunset time	Time		Weather conditions			
							°C	Wind BF	Precip.	Cloud cover %
B1	1	20/05/25	MK SC IR7 IR8 IR9	20:50	Start	20:35	15	2	None	100
					Finish	22:20	13	2	None	30
	2	12/06/25	MK SC IR4 IR5 IR6	21:15	Start	21:00	18	2	None	5
					Finish	22:45	17	1	None	0
	3	03/07/25	MK SC IR8 IR9 IR10	21:17	Start	21:02	19	2	None	30
					Finish	22:47	17	2	None	0

Table 3. Surveyor details

Surveyor name (initials)	Experience
Megan Knapp (MK)	Class 1 bat licence: 2022-10627-CL17-BAT
Sam Cole (SC)	3 years bat survey experience

4.12 On completion of the survey, the footage was reviewed using appropriate software and any emergence or re-entry activity recorded, including species (cross-referenced with the associated detector), emergence / re-entry location and behaviour. Any emergence / re-entry video clips were cut and saved for reference. Details of the NVA review are provided in Table 3 below.

Table 4. NVA review details

Survey number	Survey Position	Reviewer	Review date
1	P1 - IR8	MK	23/05/2025
	P2 - IR7		24/05/2025
	P3 - IR9		26/05/2025
2	P1 - IR4		14/06/2025
	P2 - IR5		23/06/2025
	P3 - IR6		23/06/2025
3	P1 - IR8		05/07/2025
	P2 - IR9		08/07/2025
	P3 - IR10		08/07/2025

LIMITATIONS

4.13 There were no significant limitations to the survey.

4.14 In accordance with CIEEM guidance, consideration should be given to the validity of survey data after a period of 12 month from the date of the survey. This may require a site visit to assess whether ecological conditions within the site have changed and may require further ecological survey work due to the transient nature of roosting bats.

5. RESULTS AND ASSESSMENT

PRESENCE/ LIKELY ABSENCE SURVEYS

Dusk Emergence Survey - 20th May 2025

- 5.1 No bats were recorded emerging from B1 during the survey.
- 5.2 The first bat recorded was a common pipistrelle *Pipistrellus pipistrellus* passing down the road on the south of B1 at 21:13, 23 minutes after sunset, indicating that the bat emerged from a roost nearby.
- 5.3 Bat activity was moderate, with passes of common pipistrelles only along the road and the east of Site.

Dusk Emergence Survey - 12th June 2025

- 5.4 No bats were recorded emerging from B1 during the survey.
- 5.5 The first bat recorded was a common pipistrelle which passed over the roof of B1 from the north-west to the south-east of the Site at 21.49, 35 minutes after sunset.
- 5.6 Bat activity was moderate, with passes of common pipistrelles only along the road and the north and east of Site.

Dusk Emergence Survey - 3rd July 2025

- 5.7 No bats were recorded emerging from B1 during the survey.
- 5.8 The first bat recorded was a common pipistrelle which passed over the roof of B1 from the north-west to the south-east of the Site at 21.52, 35 minutes after sunset.
- 5.9 Bat activity was moderate, with passes of common pipistrelles only along the road and the north and east of Site.

ASSESSMENT

- 5.10 Emergence surveys on B1 did not record any roosting bats. Therefore, roosting bats are considered to be likely absent from the Site.
- 5.11 Based on the survey undertaken, no further survey work or mitigation measures are recommended.

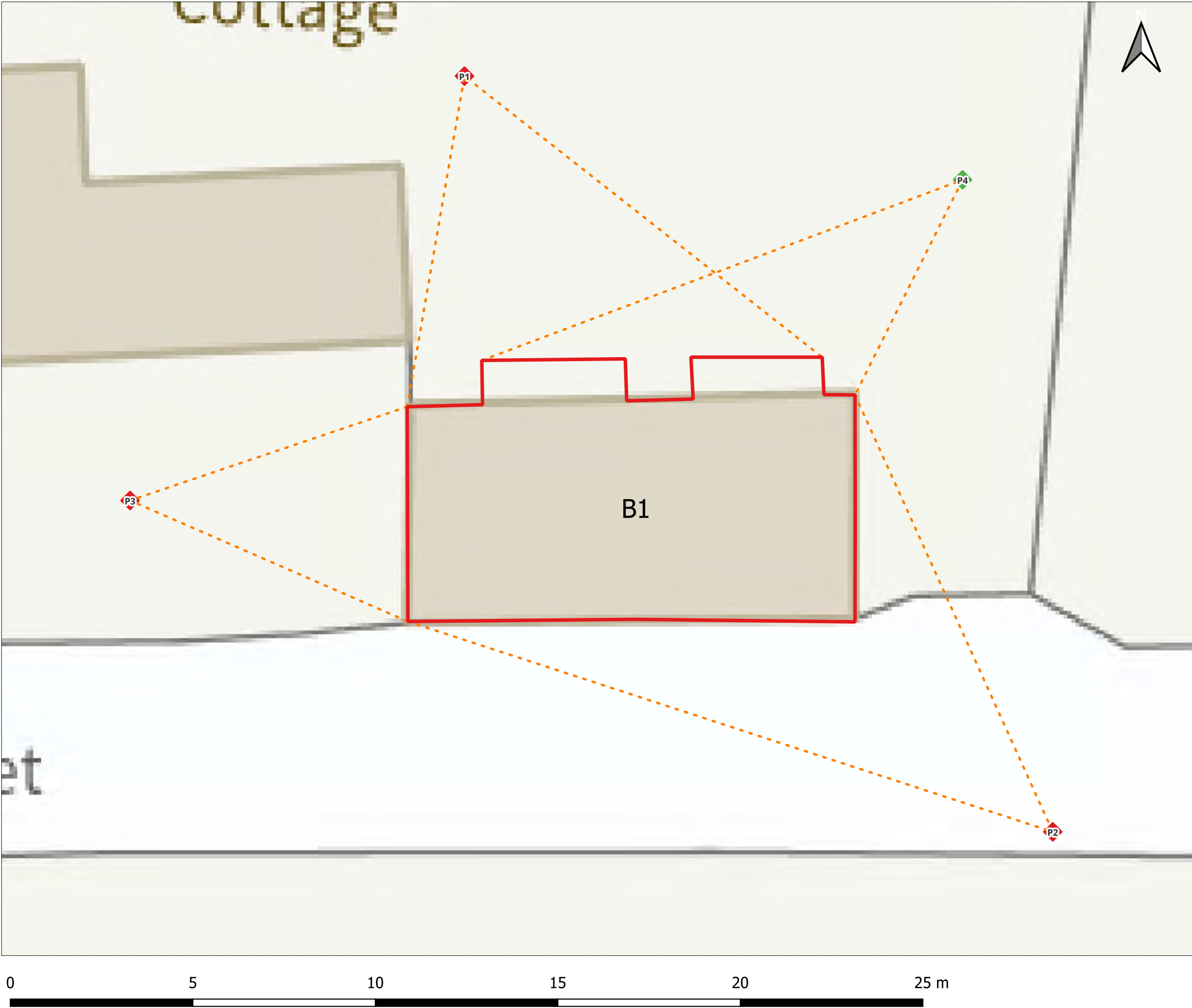
6. REFERENCES

- CIEEM (2017a). Guidelines for Ecological Report Writing. Chartered Institute for Ecology and Environmental Management, Winchester.
- Collins, J. (ed.) (2023) Bat surveys for Professional Ecologists: Good Practice Guidelines (4th edn). The Bat Conservation Trust, London.
- Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Chartered Institute of Ecology and Environmental Management, Ampfield.

7. APPENDIX 1: SUMMARY OF PLANNING POLICY AND LEGISLATION

LEGAL PROTECTION FOR BATS

- 7.1 Conservation of Habitats and Species Regulations 2017 are also known as European Protected Species. European Protected Species include all species of bat.
- 7.2 European Protected Species relate to those listed within the Conservation of Habitats and Species Regulations 2017 and are afforded the highest level of protection. These species are also protected under the Wildlife and Countryside Act 1981. Taken together this level of protection makes it an offence to:
- deliberately capture, injure or kill any wild animal of a European protected species,
 - deliberately disturb wild animals of any such species
 - damage or destroy a breeding site or resting place of such an animal
- 7.3 Disturbance of animals includes in particular any disturbance which is likely:
- to impair their ability to survive, to breed or reproduce, or to rear or nurture their young, or
 - in the case of animals of a hibernating or migratory species, impair their ability to hibernate or migrate
 - to affect significantly the local distribution or abundance of the species to which they belong
- 7.4 The legislation requires that any derogation be dealt with by licencing through an appropriate licencing body (Natural England in England). In determining whether a licence can be granted the licencing body must apply the requirements of Regulation 53, and in particular, the three tests:
1. Regulation 55(2)(e) states: a licence can be granted for the purposes of “preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment”.
 2. Regulation 55(9) states: The relevant licensing body must not grant a licence under this regulation unless it is satisfied—
 - (a) that there is no satisfactory alternative; and
 - (b) that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.



Legend

- Site boundary
- FoV
- Camera
- Person



Habitat Plan

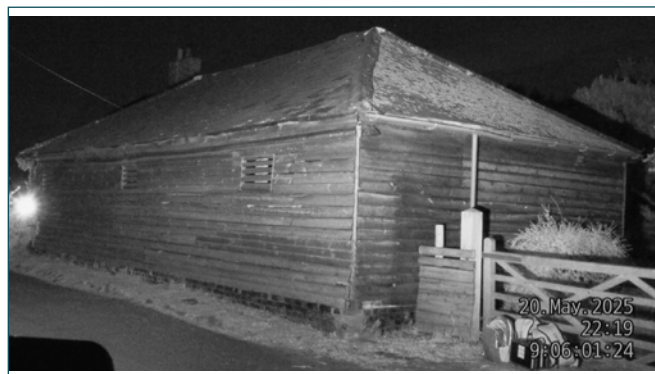
Tudor Cottage
Nash Street, Meopham
Kent, DA13 9AA

Drawing ref:	1805_Figure 3
Revision:	-
Date:	23-07-2025
Scale:	1:100
Paper size:	A3

9. APPENDIX 3: NIGHT VISION AID (NVA) SCREENSHOTS



Photograph 4. NVA view of survey position P1



Photograph 5. NVA view of survey position P2



Photograph 6. NVA view of survey position P3