



ECOLOGICAL ADVICE SERVICE

TO: *Amanda Cue*

FROM: *Helen Forster*

DATE: *10 October 2025*

SUBJECT: *Hopehill Campsite Meopham 20250820*

The following is provided by Kent County Council's Ecological Advice Service (KCC EAS) for Local Planning Authorities. It is independent, professional advice and is not a comment/position on the application from the county council. It is intended to advise the relevant planning officer(s) on the potential ecological impacts of the planning application and if sufficient/appropriate ecological information has been provided.

Any additional information, queries or comments on this advice that the applicant or other interested parties may have must be directed in every instance to the planning officer, who will seek input from the EAS where appropriate and necessary.

Condition 4 states: *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 in to the building.*
- Details of any monitoring required.*

The plan must be implemented as approved.

The ecological information submitted with the planning application detailed the following:

- Common pipistrelle day roost x 2 individual bats from the gap in the eaves at the northern elevation. These bats could be roosting in the gap itself or within the loft void.
2.
- Common pipistrelle day roost x 1 individual bat from the northwest corner, between the ridge and the roofing material.
- Long-eared day roost (multiple individuals judging from the number of droppings) at the ridge beam at the north-west end of the barn

When we commented on the original application we highlighted that the bat surveys were carried out at the end of the survey season and therefore it is possible that the surveys were too late to record a long eared maternity roost. However we accept from reviewing the additional information provided the planning officer that it is unlikely that the site supports a long eared maternity roost as higher dropping numbers would have been recorded.

The submitted mitigation strategy has detailed that the roof and eaves will be removed and a bat loft cannot be incorporated in to the site as the building structure and materials do not allow for this.

We have reviewed the additional information provided and accept that a bat loft following the bat mitigation guidelines can not be created within the site. However there is space within the roof to provide opportunities for roosting bats and we would recommend that access points and bat boxes are incorporated in to the loft space to enable the bats to roost within the building.

We advise that we accept that the proposed mitigation of 3 integrated bat boxes and at least 1 bat box erected on to the trees are sufficient to discharge the condition.

If you have any queries regarding our comments, please do not hesitate to get in touch.

Helen Forster MCIEEM
Biodiversity Officer

This response was submitted following consideration of the following documents:

- Bat emergence Survey; Arbtech; August 2024
- Preliminary Ecological Appraisal; Arbtech; May 2024
- Biodiversity Net Gain Assessment; Arbtech; June 2024
- Proposed Layout Plan & Roof Plan Rev D Concept World; December 2023
- Bat Mitigation Plan; Arbtech; August 2025