

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

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

Client:

Gravesham Scouts

Report date:

16th June 2025

Project:

This report is prepared to inform a planning application for the proposal described as:

“The side extension of a toilet block”

This report is supplementary to the Preliminary Ecological Appraisal and Preliminary Roost Assessment report completed by Arbtech Consulting Limited (June 2024) and the Bat Emergence and Re-Entry Surveys (BERS) report completed by Arbtech Consulting Ltd (August, 2024).

BERS survey methodology and legislation can be found in the Arbtech Supplement: [BERS Methodology and Legislation - 2024](#).

This report is an addendum to and must be read in conjunction with the Preliminary Roost Assessment completed by Arbtech Consulting Limited (June 2024) and the Bat Emergence and Re-Entry Surveys report completed by Arbtech Consulting Limited (August, 2024) for the same site address. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the consultant for advice.

Executive Summary

Report Validity: This report is valid for up to 18 months for the purposes of planning/LBC applications. For the purposes of bat licencing, the report is considered 'up to date' and suitable for licence application until the start of the following bat activity season. After those timeframes, some level of updated surveys will be required. The level of survey effort will depend on the specific circumstances of the site.

Results

Roost number	Species	Roost type	Roost location	Impact
1	Common Pipistrelle x2 individuals	Day roost	Gap in the eaves at the northern elevation	Roost will be destroyed as part of the proposed development.
2	Common Pipistrelle x1 individuals	Day roost	Northwest corner, between the ridge and roofing material	Roost will be destroyed as part of the proposed development.
3	Brown long-eared roost – likely multiple individuals, identified from droppings during the PRA (50-100 droppings).	Transitional/occasional Roost	Under the ridge beam in the north-western area of the building in 2024, further droppings were observed around the loft hatch during the updated inspection in 2025.	Roost will be destroyed as part of the proposed development.

No further roosts were identified during the updated survey in June 2025.

A Bat Licence is required to legally permit the works. This requirement exists independently of the planning system and is required whether planning permission is needed or not, and whether this is listed as a condition of planning or not.

A material changes check will be required within 3 months of the EPSL submission.

The licence can be applied for once planning permission has been granted (where required), and within 3 months of the start of works. Any pre-commencement wildlife related planning conditions that require sign off from the council will need to be discharged prior to licence submission.

Background

A Preliminary Roost Assessment was conducted by Arbtech Consulting Ltd, June 2025. There are 15 buildings present throughout the camp, though only B1 is to be affected. An exterior and interior inspection of B1 was conducted and determined to have moderate value for roosting bat, during the preliminary survey a brown long-eared roost was confirmed, 50-100 droppings were found in the northwestern area of the loft space. No bats were observed within the building at the time of the preliminary survey.

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.

The site surveys were designed and managed by Graduate Ecologist Elodie Noyes-Gouan BSc (Hons), accredited for class 1 techniques on a Natural England Class 2 Bat Licence.

See surveyor locations in the BERS plan in Appendix 1, Proposed plans in Appendix 2, DNA results in Appendix 3 and Proposed bat box locations in Appendix 4.

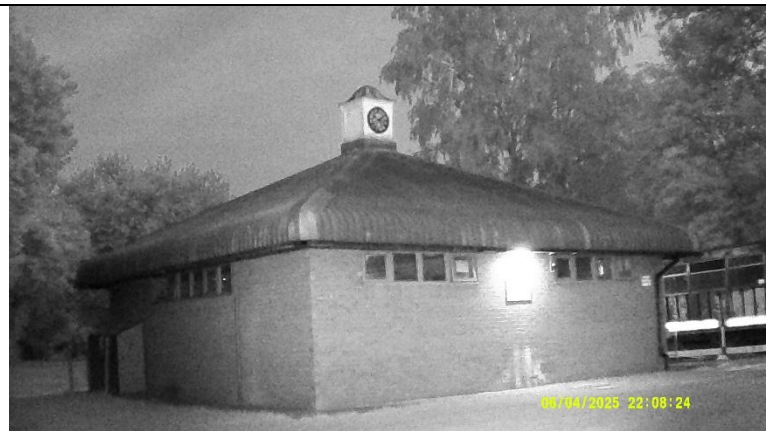
<i>Limitations</i>	The security light on the northern elevation was activated part way through the survey, though was not bright enough to disturb surveyor 1's view. Therefore, this is not considered to be a major limitation.
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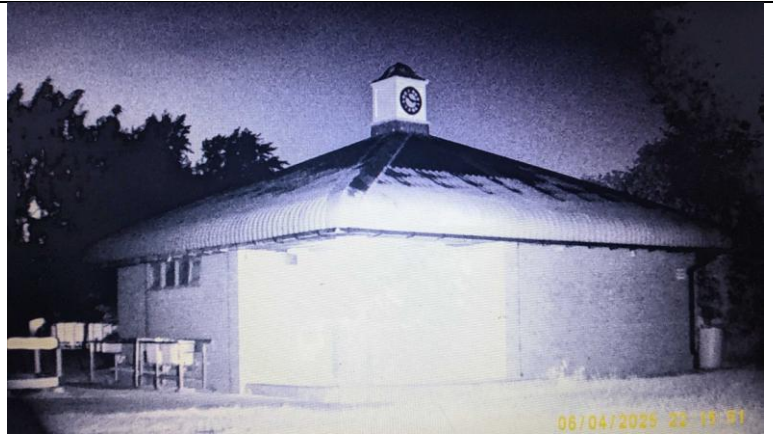
Field Survey

Dusk Emergence Survey 1

Building B1

Building inspection prior to survey	The updated loft inspection was carried out prior to the BERS commencement by Elodie Noyes-Gouan BSc (Hons), Graduate Ecologist, accredited for class 1 techniques on a Natural England Class 2 Bat Licence.					
	Approximately 30 fresh droppings were observed around the loft entrance. DNA analysis conducted in 2024 confirmed the presence of BLE, as shown in Appendix 3.					
	Photos					
						
B1 void: Fresh bat droppings observed.						
Surveyor and position	Surveyor Position	Name	BERS Experience / Bat Licence		BCT Competency	Elevation
	1 - Lead	Elodie Noyes-Gouan	4 Years		Level 2	Observing the northern and eastern facing elevations.
	2	Lily Harman	2 Years		Level 1	Observing the southern and western facing elevations.
Weather (start/end)	Temperature (°C): 18 Relative humidity (%): 40 Cloud cover (%): 80 Wind (m/s): 2 Rain: None			Temperature (°C): 16 Relative humidity (%): 48 Cloud cover (%): 80 Wind (m/s): 1 Rain: None		
Equipment used	Equipment	Make	Model		Count	

	NVAs		Nightfox		Whisker	2
	Additional Illumination		Nightfox		XB5 PRO	2
	Bat Detector	Wildlife Acoustics		Echo Meter Touch 2		2
		Magenta Electronics		Magenta Bat5		2
	Two Way Radio		BAOFENG		FV-88E	2
Results						
Date of survey				Sunset; Start - End		
04/06/2025				Sunset 21:09; 20:54 – 22:39		
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Surveyor observations						
Surveyor 1		No emergencies observed. Common pipistrelles were heard but not seen at 21:42, 21:48 and 22:03.			N/A	
IR position 1		Camera position: Observing the northern and eastern facing elevations of B1.				
Nightfox Whisker + Nightfox Torch XB5		No additional observations or bat activity recorded upon review.				

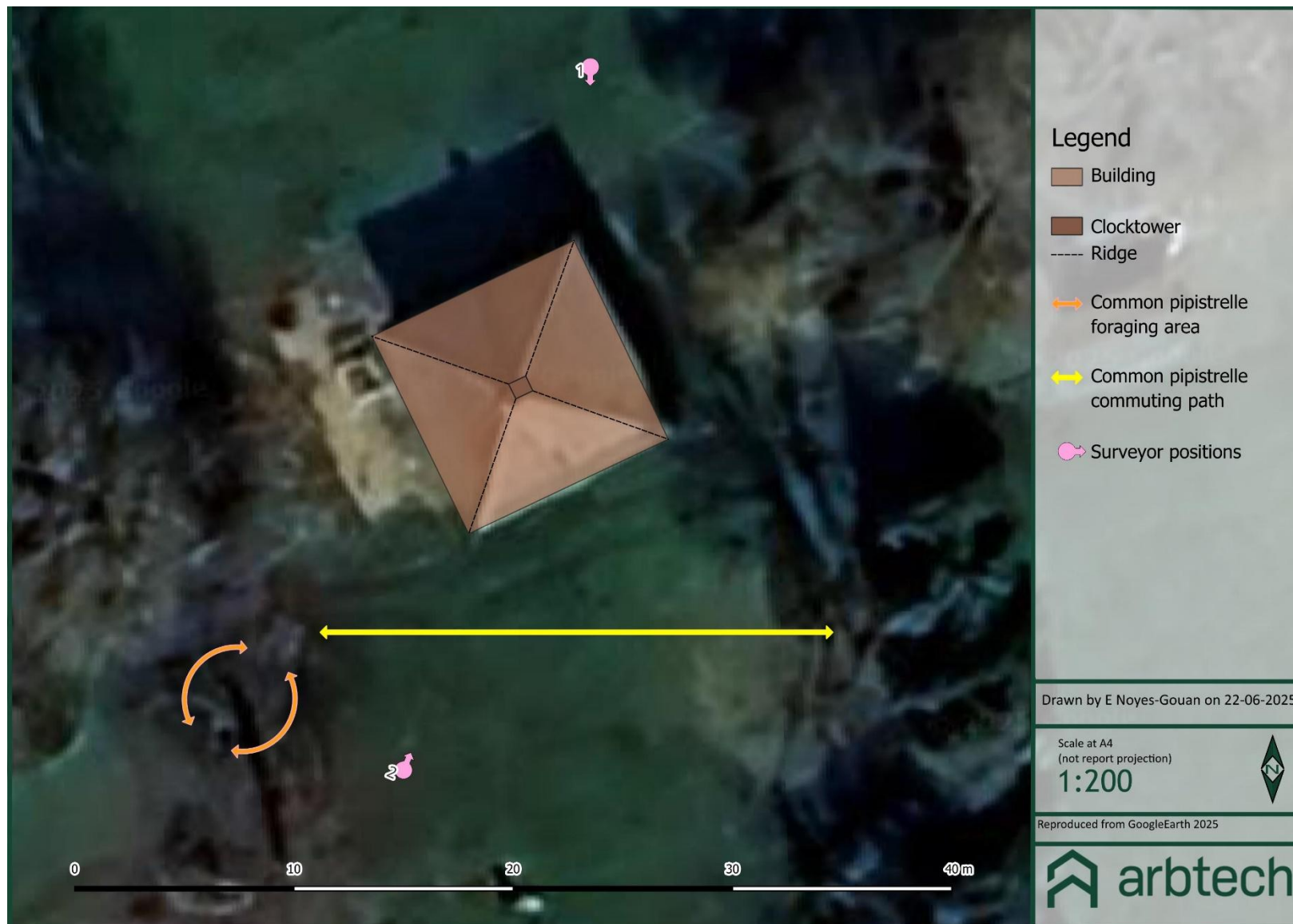
<i>Surveyor 2</i>	No emergencies observed. Common pipistrelles were heard and observed intermittently throughout the survey. The first was heard but not seen at 21:42. Between 21:48 and 22:03, four individuals were observed commuting south to west, social calling through the vegetation to the west of the site. At 22:07, 3 individual common pipistrelles foraged within the trees to the west for approximately 15 minutes.	
<i>IR position 2</i> <i>Nightfox Whisker + Nightfox Torch XB5</i>	Camera position: Observing the southern and western facing elevations of B1. No additional observations or bat activity recorded upon review.	

Conclusions, Impacts and Recommendations	
<i>Survey Results Summary</i>	The surveys in 2024 confirmed the following roosts in B1: 1. 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 bats from the northwest corner, between the ridge and the roofing material. 3. Brown long-eared transitional/occasional roost (droppings indicate low numbers) at the ridge beam at the north-west end of the barn. This roost was identified from droppings during the PRA, no brown long-eared bat was seen roosting within B1. DNA analysis can be seen in appendix 3. Total number of bats: 3 Common pipistrelles: 3 Brown long eared: Droppings found within the PRA indicate low numbers. Further droppings were also found during the updated loft inspection. No further roosts were identified during the updated survey.
<i>Impact Assessment</i>	The proposed development is the extension and reroofing of the building. All roosts will be destroyed by the proposed works. An increase/change in artificial lighting on site could disrupt bat roosting, foraging and commuting behaviour.
<i>Recommendations</i>	An EPSL application to Natural England will be required to legally permit the proposed works. The EPSL application requires that surveys have been undertaken within the most recent active bat season (optimal May to August, suboptimal September). Planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission, where possible to do so.

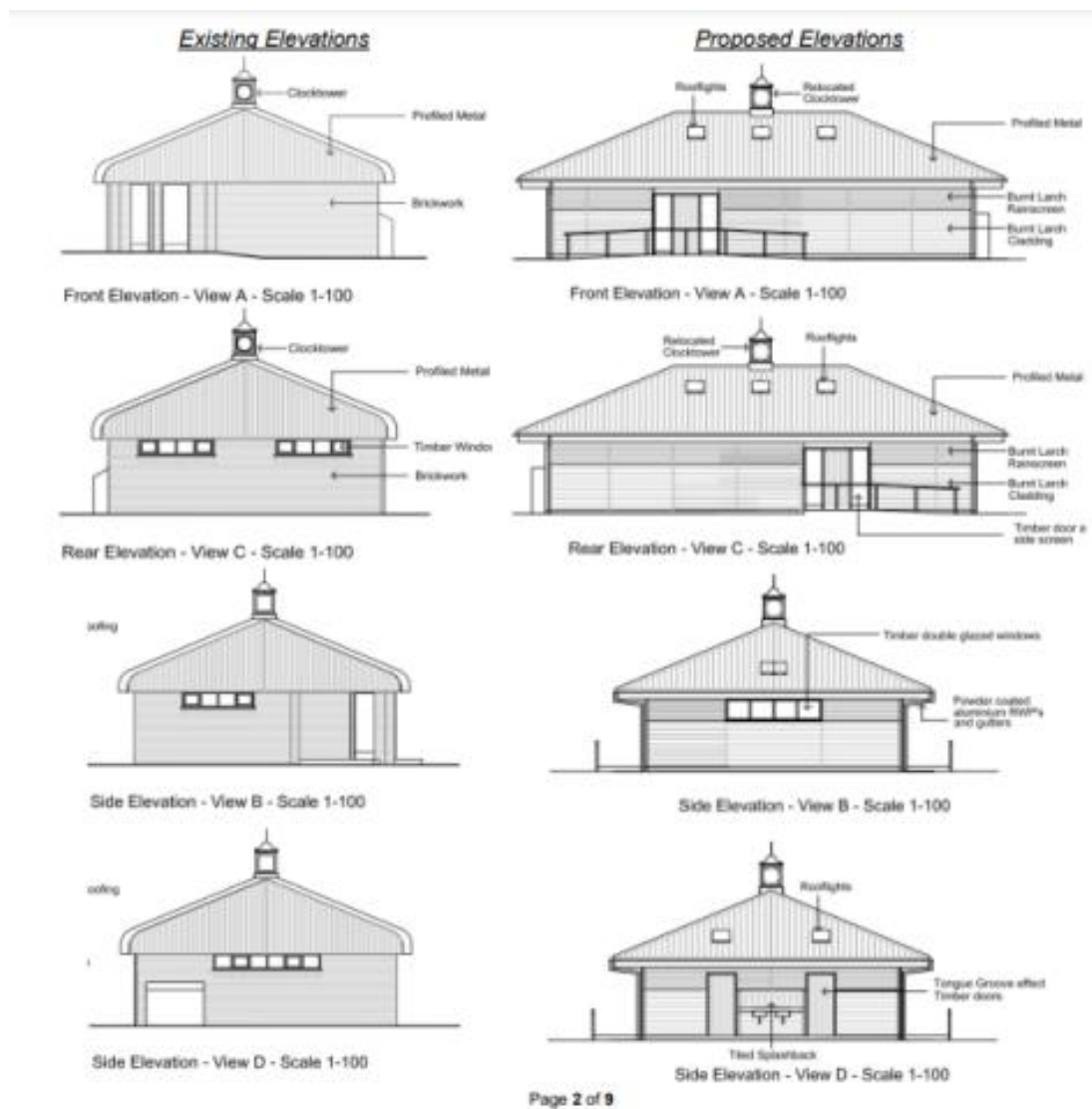
	A Material Changes Check will be required within three months of the licence submission, if no survey work has been undertaken within that period. The licence will include (but not limited to) the following measures: ▪ The installation of two bat boxes at the site prior to works commencing to form a receptor site for any bats found during the works. These boxes may be installed on retained buildings or trees but must be in an undisturbed location and will need to be maintained in this location post-development. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light. ▪ A pre-commencement inspection of any roost features by the Registered Consultant or an Accredited Agent using a torch, ladders and an endoscope ▪ The provision of a toolbox talk to contractors, by the Registered Consultant or an Accredited Agent, to inform them of the presence of bat roosts. ▪ The removal of bat roost features by hand under the supervision of the Registered Consultant or an Accredited Agent (where it is not possible conclude absence of bats during the pre- commencement inspection). ▪ Avoiding the use of unnecessary lighting, particularly at night, or implementing a low impact lighting strategy to avoid illumination of retained or newly created roosts or roost features. ▪ Avoiding excessive noise or vibration disturbance e.g. from power tools or radios, within close proximity of retained or newly created roosts or roost features. The EPSL will only include the bat species, numbers and roost types listed above. If bats are found during periods of adverse weather conditions, these must be left undisturbed until weather conditions become more favourable to move bats to the receptor bat box.
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	▪ EPS do not allow for the disturbance of hibernating bats. Therefore, if any bats are found during the hibernation period November to March or if any unexpected bat species or roost types are identified works must cease and advice must be sought from the Registered Consultant regarding the possible requirement for further bat surveys and whether an EPSL is still appropriate. ▪ Roost replacement features will be included in the new roof/extension in the form of bat adapted tiles, integrated bat boxes or a mixture of the two.
<i>Enhancements</i>	The installation of 2 bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be installed on trees on site (appendix 4). Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light. The bat boxes will be a specification suitable for both crevice dwelling and void dwelling bats such as 1FF Schwegler Bat Box.

Appendix 1: BERS plan



Appendix 2: Proposed development plan.



Appendix 3: DNA results



Results

Sample ID: EG-1533-1

Sample information:

Sample type: Faecal	Species group: Bats
Suspected species:	Site Location: DA13 0QJ
Comments:	

Laboratory information:

DNA Extraction Code: EG-2024-1128	Identification method: qPCR
Analysis Procedure Notes: All UK bat species tested for - only a single species detected in this sample.	
Laboratory Comments: None	

Species Identified:

Species 1: Plecotus auritus (Brown long-eared bat)	qPCR Ct Value: 22
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Appendix 4: Proposed bat box locations



Limitations and Copyright

Legal

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Version control			
Status	Issue	Name	Date
Draft	0.1	Elodie Noyes-Gouan BSc (Hons), Graduate Ecologist	22/06/2025
Proof	0.2	Natalie Evans BA (Hons), MA, MRSB, Principal Consultant, Bat Licence Lead	25/06/2025
Final	1.0	Elodie Noyes-Gouan BSc (Hons), Graduate Ecologist	25/06/2025