

8th November 2022
 Our reference: 2022/08/17

Badsell Park Farm, Crittenden Road, Matfield, Kent TN12 7EW

Following a ‘Preliminary Ecological Appraisal’¹ which identified the risk of bats being present in an agricultural building (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 ^a (structures). No further surveys required (trees).	Two separate survey visits. One dusk emergence and a separate dawn re-entry survey. ^b	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. ^b

^a 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.

^b 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) No further surveys required (trees)	May to September ^a with at least one of surveys between May and August ^b	May to September ^a with at least two of surveys between May and August ^b

Due to the late date of appointment, one night-time bat survey was undertaken at the end of September by two surveyors (M Austin² and P Austin³) using Bat Box Duet / Batscanner / Anabat Express bat detectors⁴. Nightscopes with infra-red light were also used.

¹ Report by KB Ecology, dated 8th November 2022 / Ref No 2022/08/17

² 12 years’ experience in bat surveys

³ first survey season

⁴ 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 and soprano pipistrelle bats were seen and heard commuting and foraging.

This means that the building was not used as a roost at the time of survey.

It is thus recommended that, prior to conversion works starting, an updated night-time bat survey be carried out between May and August to confirm these findings.

Detailed Results:



Site Name and Building Number	Badsell Park Farm, Crittenden Road, Matfield, Tonbridge, TN12 7EW	Surveyor Name / Equipment	Megan Austin/Batbox Duet and Anabat Express D1
Weather Conditions	80% cloud, no wind (0)	Date	27.09.2022
Start Time	18:31	Finish Time	20:16
Air Temperature (°C) at Start of Survey	12	Air Temperature (°C) at End of Survey	10
Sunset	18:46	Sunrise	

South West corner of agricultural building

Time	Species*	Activity**	Comments
19:13	45pip	F	from the woodland to the south, then eastwards over building
19:17 onwards	45pip	F	intermittent faint foraging
19:44	55pip	C	1 pass from the west

***S' = seen; 'NS' = not seen

common pip	45 pip
soprano pip	55 pip

Site Name and Building Num	Badsell Park Farm, Crittenden Road, Matfield, Tonbridge, TN12	Surveyor Name / Equipm	Peter Austin/Elekon Batscanner and Anabat Express D2
Weather Conditions	80% cloud, no wind (0)	Date	27.09.2022
Start Time	18:31	Finish Time	20:16
Air Temperature (°C) at Start of Survey	12	Air Temperature (°C) at End of Survey	10
Sunset	18:46	Sunrise	

North East corner of agricultural building

Time	Species*	Activity**	Comments
19:00-19:20	45pip	F	with social calls, continuous foraging overhead and along woodland edge, from n
19:50 onwards	45pip	F	with social calls, intermittent foraging along woodland edge