

8<sup>th</sup> November 2022 Our reference: 2022/08/17

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

Following a 'Preliminary Ecological Appraisal' 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 <sup>a</sup> (structures).	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 reentry survey. The third visit could be either			
No further surveys required (trees).	一を行くからを対	dusk or dawn. <sup>b</sup>			

<sup>\*</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>\*</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.

Low roost suitability	Moderate roost suitability	High roost suitability
May to August (structures)  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 with at least two of surveys between May and August

Due to the late date of appointment, one night-time bat survey was undertaken at the end of September by two surveyors (M Austin<sup>2</sup> and P Austin<sup>3</sup>) using Bat Box Duet / Batscanner / Anabat Express bat detectors<sup>4</sup>. Nightscopes with infra-red light were also used.

<sup>&</sup>lt;sup>1</sup> Report by KB Ecology, dated 8th November 2022 / Ref No 2022/08/17

<sup>&</sup>lt;sup>2</sup> 12 years' experience in bat surveys

<sup>&</sup>lt;sup>3</sup> first survey season

<sup>&</sup>lt;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.

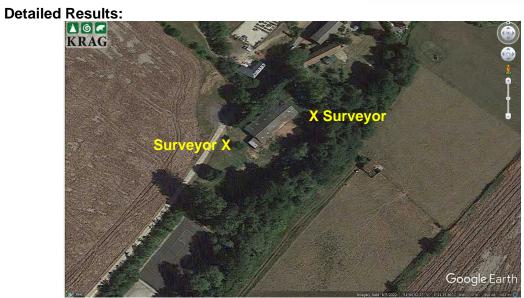


No bats were seen emerging from the building during the survey. Only a low number of common pipistrelle and soprano pipistrelle bats were seen and heard commuting and foraging.

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.





Site Name and Building Nu	Badsell Park Farm, Crittenden Road, Matfield, Tonbridge, TN12 7EW			Surveyor Name / Equipment		Megan Austin/Batbox Duet and Anabat Express D1							
Weather Conditions 80% of			30% cloud, no wind (0)			Date		27.09.2022					
Start Time		18:31			Finish Time		20:16						
Air Temperature (°C) at Sta	11/2			Air Temperature (°C) at End of Survey		10							
Sunset		18:46			Sunrise		Sunrise						
South West corner of	agricultural b	uilding											
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	С	1 pass from the west										
				**'S' = seen; 'I	NS' = not seen								
common pip	45 pip												
soprano pip	55 pip												

ooprano pip		F · F								
Site Name and I	KUNAINA NUM	Badsell Park Farm, Crittenden Road, Matfield, Tonbridge, TN12			Surveyor Na	me / Eauibm	Peter Austin/Elekon Batscanner and Anabat Express D2			
Weather Condit	ions	80% cloud, no wind (0)			Date		27.09.2022			
Start Time		18:31			Finish Time		20:16			
Air Temperature Start of Survey	e (°C) at	12			Air Temperature (°C) at End of Survey		10			
Sunset 18:46				Sunrise						
North East co	orner of agi	ricultural b	uilding							
Time	Species*	Activity**	Comments							
19:00-19:20	45pip	F	with social calls, continuous foraging overhead and along woodland edge, from							
19:50 onwards	45pip	F	with social calls, intermittent foraging along woodland edge							