

**From:** Tris Terry  
**Sent:** 29 May 2020 09:34  
**To:** Jill Bastow  
**Cc:**  
**Subject:** RE: RE: Newgate Farm, Hackness: Ecological Appraisal Report

REFERENCE EML-OUT/1346/20200529-90141-783

Jill,

Thank you for your email below.

You are correct that there is now a further updated Bat Survey report, which is attached to this email. This had mistakenly not been sent to us previously, so thank you for raising it. Wold Ecology have undertaken further survey work on site, which is detailed in this updated report.

We have had correspondence with Chris Toohie at Wold Ecology (who prepared the bat survey report) regarding the issues raised by Yorkshire Wildlife Trust and your own ecologist. I will provide his responses to their comments below. The comments extracted from the consultee emails you sent across are shown blue, Chris Toohie's (CT) responses are shown red.

**Yorkshire Wildlife Trust (YWT) comments:**

**YWT:** Two nocturnal surveys have been conducted of the buildings which have identified a significant number of roosts within the buildings. However, these surveys were conducted in close proximity (within the same week) which is not in accordance with BCT guidance to undertake surveys as far as part as possible over the survey season, at least two weeks apart. We would like to request further justification from the ecologist why these surveys were done so close together.

**CT:** I have had a look through the comments and can confirm that the bat activity surveys were conducted on 25<sup>th</sup> June 2019 and 27<sup>th</sup> July 2019. These surveys are not close together as suggested.

**YWT:** We would also like clarification over why the third survey of the house (again in accordance with BCT guidance) has not yet been conducted. As the building was assessed to provide high roosting potential a minimum of three nocturnal surveys must be conducted in order to identify the presence/absence of roosts in other areas of the building. This would also identify the presence/absence of other species and would be appropriate to be spread across the survey season due to the potential of roost sharing by different bat species.

**CT:** The third survey would be necessary for the Natural England license Application. Depending on what we find from a third survey, we may increase the number of bat boxes or the type of bat boxes which shouldn't affect the design of scheme.

**YWT:** We would also like to request some clarification over the timing of the mitigation strategy. 7.3.2.1 states that the winter period will be avoided (to avoid impacts to hibernating bats), however 7.3.2.2 recommends works are undertaken mid-September to mid-April. Whilst the winter period could still be avoided, it is not clear when the works will be conducted and if they can be completed within this shortened time frame. There also does not appear to be consideration of the usage of the buildings as transitory roosts which are used by bats in between summer roosting and hibernation roosts. Bats will still be active over the period suggested and may move to different roosts, particularly if the weather is mild (above 7°C). Ideally we would wish to see the mitigation (bat loft) created prior to exclusion of the roosts, however this does not appear to be possible with the current design. We would therefore like to see clear clarification over the timeline proposed for works and exclusion. We would be encouraged to see monitoring of the site for transitory and hibernation roosts which would provide further confidence and flexibility for the proposed works.

**CT:** With regard to timings of work, these relate to the **initial** start dates when you are likely to disturb bats. As a maternity roost is on present site, you cannot disturb these bats between May to early September. The same with hibernating bats which restricts the initial commencement to between September and late October. Following exclusion of bats and once the roof is stripped, cavities blocked and roosts destroyed during Sept/Oct, the likelihood of encountering hibernating bats and disturbing the maternity roost is very low. Compensation (either temporary or permanent) will ensure provision for bats during the development but this will be determined by the Natural England license application. The license will also include a work schedule and monitoring as a maternity roost is present.

The bat loft on site can be created over the winter period (when the maternity roost has disbanded) and fit for purpose for the following April – this is a fairly standard and common occurrence in license applications.

A hibernation survey was undertaken in March 2020. We need the license/planning permission in place to start work between late September and late October. This will ensure that we don't disturb the maternity roost (active May to August) and that we don't disturb hibernating bats (late October until March). Once the roosts are excluded/blocked, we can work throughout the winter as we won't disturb hibernating bats. The works to the farm house must be completed by April the following year. The license will take 6 weeks to obtain.

**NYMNP A Ecologist (Elspeth Ingleby) comments:**

**EI:** I note that a Bat Survey has already been submitted in support of this application. Further information has been requested relating to this survey by YWT and so I have not fully assessed this report, however it was identified that birds are nesting in the existing buildings although further details regarding the likely number or species affected have not been supplied. The required PEA will need to include an assessment of existing/potential bird breeding sites of the buildings as well as the wider site to enable us to assess the likely impact of the proposals.

**CT:** This is just a timing issue so any vegetation to be removed should be done in winter or carefully checked by an ecologist. We can't work on the farm house during summer because of the bats, so nesting birds shouldn't be an issue for the farm house and buildings.

I hope that the above and attached clarifies and addresses the outstanding concerns, but please let either myself or Ric know if you require anything further.

Kind regards,

**Tris Terry** *BSc (Hons)*

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