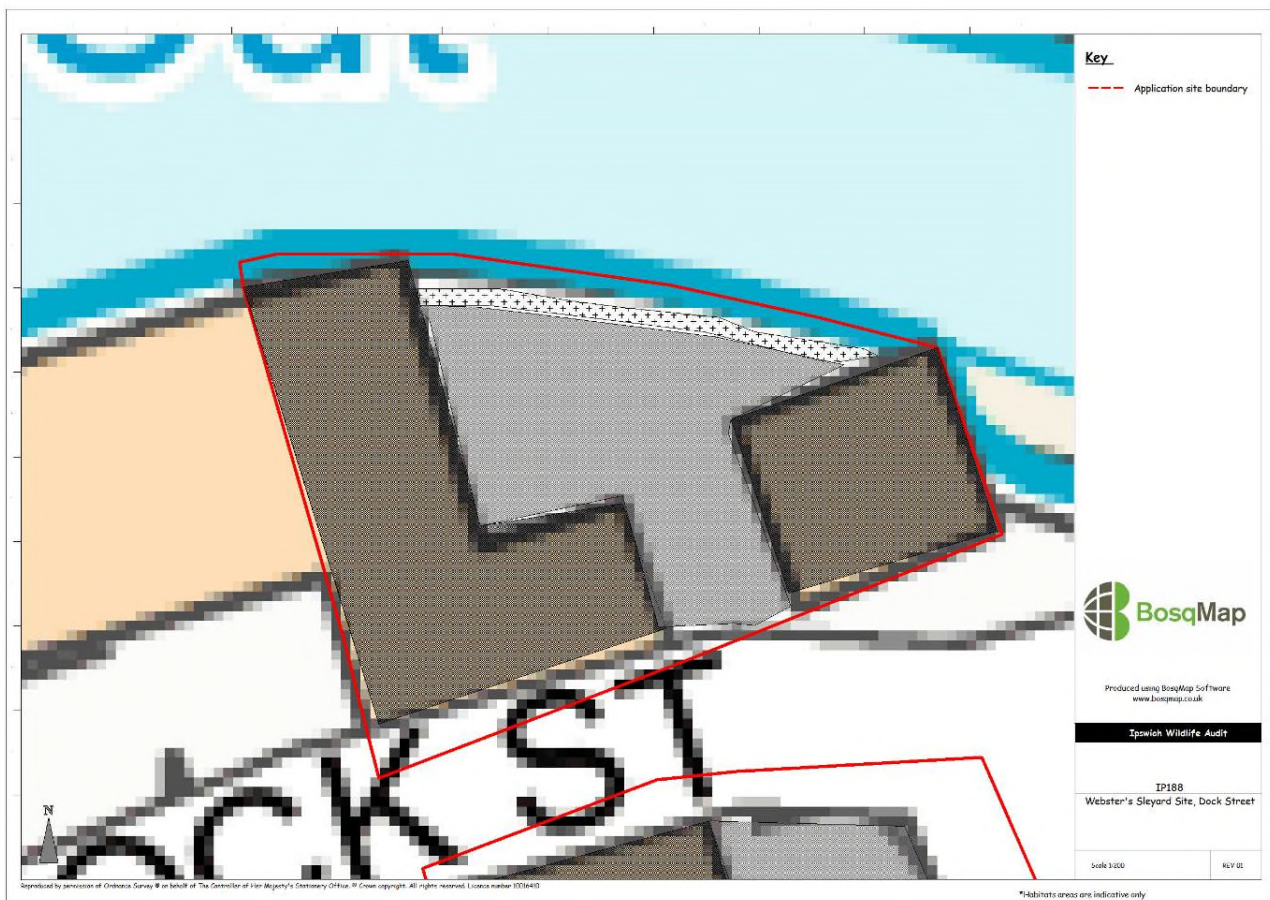


**Site name:** Webster's Sleyard Site, Dock Street

**Site ref:** IP188  
**Site status:** No wildlife designation  
**Grid ref:** TM 16443 43936  
**Area:** 0.11 hectares  
**Date:** 5<sup>th</sup> August 2019  
**Recorder:** A Looser  
**Weather conditions:** Hot and sunny, 24°C  
**Ranking:** 6  
**Biodiversity value:** Low

**Map:**



**Photos:**



*View towards River Orwell*

**Habitat type(s):**

Hard standing, buildings, ephemeral short perennial

**Subsidiary habitats:**

-

**Site description:**

This is a small site, located to the north of Dock Street. The majority of the site is occupied by buildings and hard standing, with a very small amount of vegetation colonising along the northern boundary adjacent to the River Orwell County Wildlife Site.

**Protected species seen or known:**

Species recorded in the area include:

- Common seal
- Otter
- Common porpoise
- Brown long-eared bat
- Common pipistrelle bat
- Soprano pipistrelle bat
- Daubenton's bat
- Natterer's bat
- Noctule bat

**Protected species potential:**

-

**Priority habitats present:**

River (adjacent to site)

**Priority species seen or known:**

Species in the area include:

Cinnabar moth

Hedgehog

BoCC Red List birds include herring gull, house sparrow and starling

BoCC Amber List birds include swift (Suffolk Character Species)

**Priority species potential:**

-

**Connectivity:**

The site is very isolated, being surrounded by roads and other industrial units. The River Orwell CWS lies directly adjacent the site, but the existing land-use does not benefit from this connection.

**Structural diversity:**

The structural diversity is poor, with only a few herbs along the edge of the river.

**Flora:**

The nature of the site means the flora is limited. Along the river wall a few plants typical of heavily disturbed habitats are present including wall barley, Canadian fleabane, perennial sow thistle, bristly ox-tongue, ragwort, prickly lettuce and herb Robert.

**Avifauna:**

Feral pigeons, often associated with industrial buildings and town centres, will also nest in the buildings. Gulls may also use the roofs of the buildings for perching and nesting.

**Invertebrates:**

The site is sub-optimal for this group, although the plants along the river wall provide some limited nectar sources for common species. Cinnabar moth caterpillars (Priority Species) were seen on the ragwort.

**Herpetofauna:**

There is no suitable habitat for this group.

**Mammals:**

Bats may roost within the buildings, but this can only be determined by an internal inspection and they are likely to commute and forage along the river.

**Comments and recommendations:**

This site has planning permission for 9 flats (ref. 19/00173/FUL).

The buildings should be assessed for their bat potential prior to any demolition.

Swifts are a declining migratory species that is almost totally dependent on holes and crevices in buildings for nesting but leave no mess. Swift boxes should be integrated into taller new buildings using 'swift bricks' or 'swift blocks'. Externally mounted boxes can also be used but have a shorter life span than integrated features. Both types are most effective at attracting swifts when used with a swift 'call system'.

This site is located adjacent to the River Orwell CWS. Any lighting scheme must be designed to prevent any light spillage into this area. Bats are particularly sensitive to increased light levels, so it is important to maintain dark corridors to support local ecological networks.

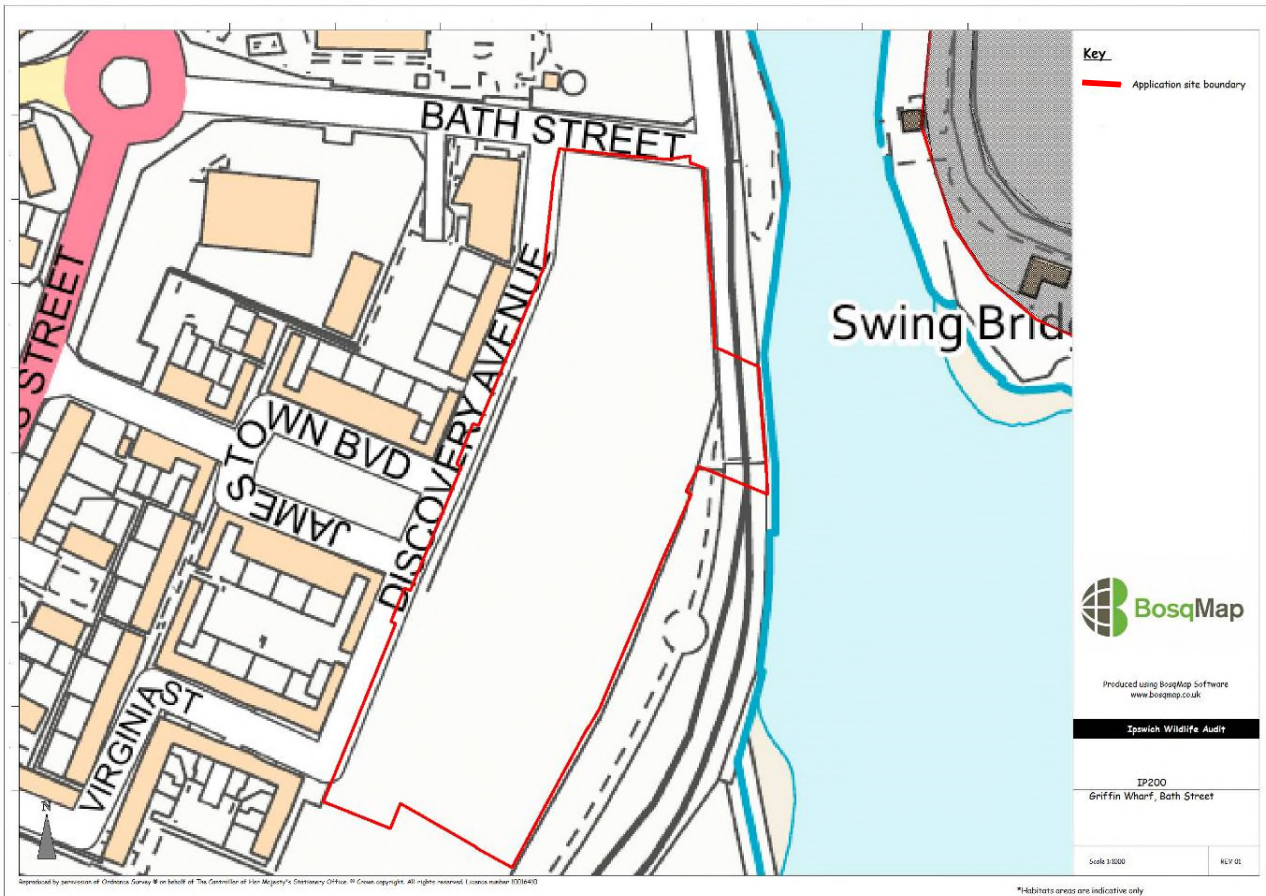
Japanese Knotweed has been recorded close to the site. This species is listed as invasive on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). Although no evidence was found on site during the survey, this site assessment does not constitute an invasive species survey and further monitoring of this species is required to ensure it has not spread and colonised the site.

This site is very small and located in a built-up area of the Town, so the opportunities for enhancement are limited. However, any landscaping scheme should include low-maintenance nectar and berry producing shrubs and perennial plants to provide some benefit for birds and invertebrates.

**Site name:** Griffin Wharf, Bath Street

**Site ref:** IP200  
**Site status:** No wildlife designation  
**Grid ref:** TM 16723 43315  
**Area:** 1.59 hectares  
**Written by:** J Crighton  
**Date written:** 30<sup>th</sup> August 2019  
**Recorder:** Not surveyed  
**Weather conditions:** N/A  
**Ranking:** 5 (Based on available information)  
**Biodiversity value:** Low

**Map:**





**Photos:**



*Vegetated mound across the centre of the site*

**Habitat type(s):**

Ephemeral short perennial, poor semi-improved grassland, dense scrub, bare ground, hard standing

**Subsidiary habitats:**

-

**Site description:**

This site was inaccessible for survey. However, a previous Extended Phase 1 Habitat Survey was undertaken by Delta-Simons Environmental Consultants Ltd in March 2017 in order to inform a planning application for the site.

The site lies directly west of the River Orwell, with Discovery Avenue and associated housing marking the western boundary, Bath Street to the north and industrial buildings to the south. It is currently undergoing development and is fenced off from public access. Part of the site could be viewed from the perimeter and the above photograph shows bare ground with a vegetated bank across the middle of the site. Further south, aerial imagery suggests that there is a large area of hard standing, surrounded on all boundaries with further rank vegetation and scrub typical of brownfield sites.

**Protected species seen or known:**

Records in the surrounding area include:

- Brown long-eared bat
- Common pipistrelle bat
- Soprano pipistrelle bat

Daubenton's bat  
Noctule bat  
Serotine bat  
Common lizard  
Grass snake  
Slow worm  
European otter  
Common porpoise  
Common seal

**Protected species potential:**

-

**Priority habitats present:**

-

**Priority species seen or known:**

Records in the surrounding area include:

Hedgehog

Stag beetle

BoCC Red List birds include herring gull, house sparrow and starling

BoCC Amber List birds include swift (Suffolk Character Species)

**Priority species potential:**

-

**Connectivity:**

This site lies directly adjacent to a section of disused railway which extends to the south, providing a potential wildlife corridor in this area. In addition, the River Orwell County Wildlife Site is also east of the site, which provides a further wetland wildlife corridor.

**Structural diversity:**

This site appears to be largely bare ground and hard standing, however the vegetated spoil bank, grassland and scrub on the perimeter offer moderate structural diversity in a heavily built up area.

**Flora:**

The flora within this site appears to be typical of brownfield sites, with ephemeral short perennial vegetation colonising spoil heaps and buddleia scrub with bramble on the perimeter. A few plants were observed from the boundaries including wild carrot, evening primrose, Canadian fleabane, yarrow, ox-eye daisy, mugwort and poppy.

**Avifauna:**

The scrub around the perimeter offers some nesting opportunities for common bird species including potential habitat for ground nesting birds. The site may support a good invertebrate biomass which will provide foraging opportunities.

### **Invertebrates:**

Brownfield sites are known to support rich invertebrate communities, often with interesting species assemblages. The bare ground and ephemeral vegetation adjacent to tall buffering patches of scrub provides shelter, sunny hotspots and variable microclimates.

### **Herpetofauna:**

The report by Delta Simmons commented that although there was some suitable habitat on site it was currently too isolated to support reptiles. However, the presence of the railway corridor could allow colonisation by a small population in future, particularly if the habitat were to improve.

The site is largely unsuitable for amphibians and there are no ponds nearby.

### **Mammals:**

This site could potentially be visited by foraging and commuting bats using the railway and riverine corridor.

Although there are records of otter from the River Orwell, they are unlikely to use the site for refuge or holt building, particularly as there is a steep drop to the water level.

There are a number of hedgehog records in the immediate area and there is some foraging and refuge opportunities for them.

The site is also likely to be frequented by common urban species such as fox, and the perimeter scrubby habitat is likely to support mice, voles and shrews.

### **Comments and recommendations:**

This site is currently undergoing works by Persimmon Homes, with the Delta-Simons report indicating a total of 113 dwellings to be erected.

Any clearance of woody vegetation should only take place outside the main bird nesting season (March - August inclusive) or immediately preceded by a nesting bird check.

As this site is located next to the railway corridor and the River Orwell, the lighting scheme should be designed to prevent light spillage into these areas. Bats are particularly sensitive to increased light levels, so it is important to maintain dark corridors to support local ecological networks.

Japanese knotweed and Himalayan balsam have been recorded close to the train station and these species are listed as invasive on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). This assessment does not constitute an invasive species survey and further monitoring of these species is required to ensure they have not spread and colonised the site.

Delivering net gain is independent of any wider requirements of planning policy or the need to comply with legislation relating to nature conservation or biodiversity.

Careful planning and design can integrate the requirement for sustainable drainage systems with the creation of new wildlife habitat. Such places can also create aesthetically pleasing features which can



also be integrated into landscaping schemes. There is the opportunity to channel and store run-off through surface features such as swales, retention basins and ponds, resulting either in temporary or permanent water features. The design should incorporate a variety of features to maximise potential habitats niches and any planting should utilise native species. Where possible, existing habitats should be retained and integrated into the system as this will result in greater species diversity. New habitats should be created taking into account local ecology and site conditions.

In addition to this, action can be taken for individual species such as swifts, bats, stag beetles and other invertebrates.

Swifts are a declining migratory species that is almost totally dependent on holes and crevices in buildings for nesting but leave no mess. Swift boxes should be integrated into taller new buildings using 'swift bricks' or 'swift blocks'. Externally mounted boxes can also be used but have a shorter life span than integrated features. Both types are most effective at attracting swifts when used with a swift 'call system'.

Bat boxes should also be integrated into new buildings, or durable boxes placed on trees where there is a low risk of public interference or light spillage.

Although a declining species, this area of the county is a stronghold for stag beetles which can often be found in relatively small garden habitats around Ipswich. A habitat pile, created by burying stumps in an upright position, rather like a cluster of organ-pipes, should be constructed within a corner of greenspace to benefit this species.

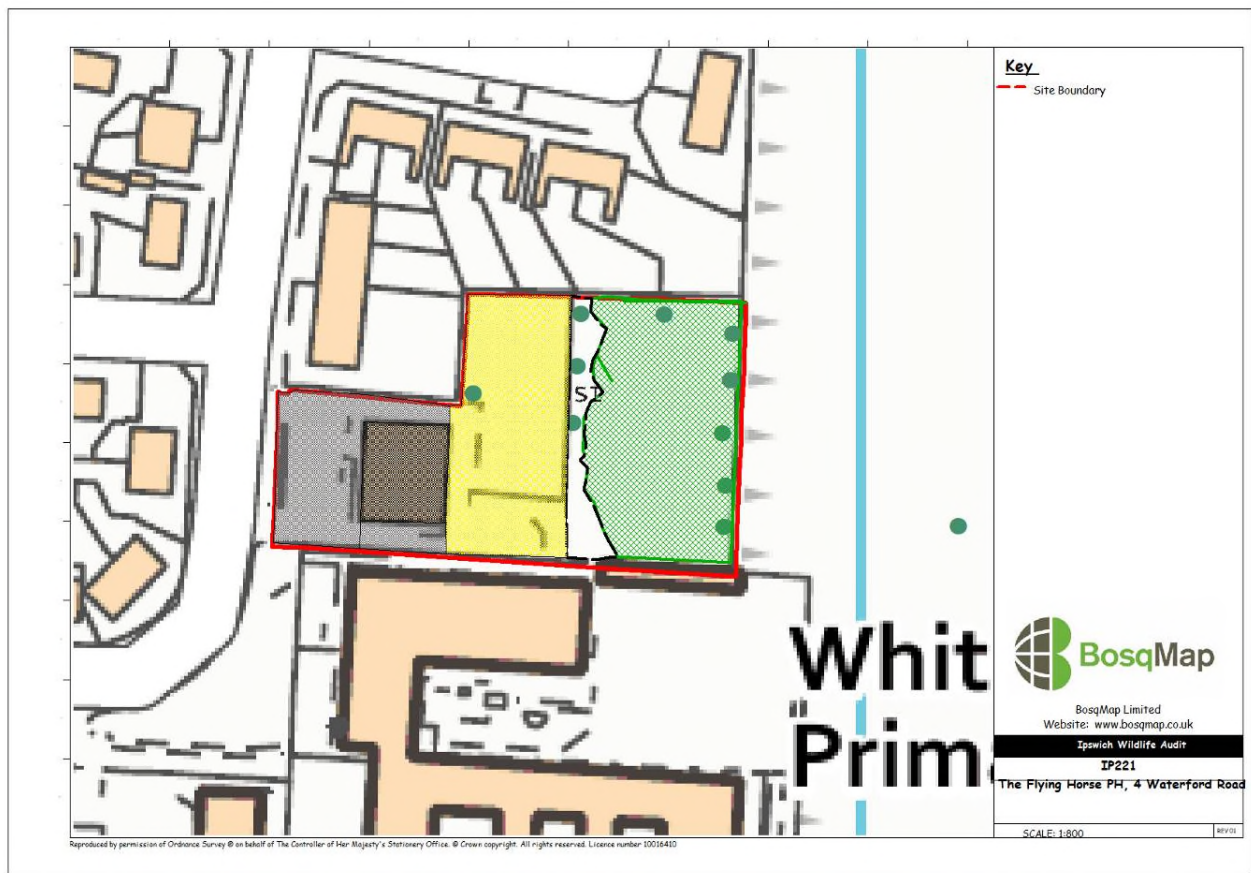
#### **References:**

Hicks, A. (2017) *Extended Phase 1 Habitat Survey, Griffin Wharf Ipswich Phase 2 for Persimmon Homes (Essex)*. Delta-Simons Environmental Consultants Ltd, Lincoln

**Site name:** The Flying Horse Public House, 4 Waterford Road

**Site ref:** IP221  
**Site status:** No wildlife designation  
**Grid ref:** TM 13934 46534  
**Area:** 0.35 hectares  
**Date:** 22<sup>nd</sup> July 2019  
**Recorder:** A Looser  
**Weather conditions:** Hot and sunny, 29°C  
**Ranking:** 4  
**Biodiversity value:** Medium

**Map:**



**Photos:**



*Dense scrub and mature trees in the eastern part of the site*

**Habitat type(s):**

Amenity grassland, dense scrub, scattered trees, poor semi-improved grassland

**Subsidiary habitats:**

Hard standing, building

**Site description:**

This site is currently a public house, situated on Waterford Road. It includes the pub car park, a strip of garden to the rear of the property and an area dominated by dense scrub behind. The Westbourne Academy playing fields lie to the east.

**Protected species seen or known:**

Species recorded in the surrounding area include:

- Badger
- Common pipistrelle bat
- Soprano pipistrelle bat
- Serotine bat
- Great Crested Newt
- Slow worm
- Grass snake

**Protected species potential:**

-

**Priority habitats present:**

-

**Priority species seen or known:**

Species recorded in the area include:

Hedgehog,

Common Toad

Stag beetle

BoCC Red List birds including house sparrow and starling

BoCC Amber List birds including dunnock and swift (Suffolk Character Species)

**Priority species potential:**

-

**Connectivity:**

Although the site is located in a residential area of the town, the eastern boundary is adjacent to the Westbourne Academy playing fields. The playing fields link to the Norwich Road recreation ground to the north and also via the Bramford Road Allotments to the east which in turn links to the railway line.

**Structural diversity:**

Although only a small site, it does have good structural diversity with short mown grassland, scrub and mature trees.

**Flora:**

The short-mown amenity grassland to the rear of the pub contains species typical of this habitat including daisy, dandelion, ribwort plantain, greater plantain and black medick. A large weeping willow tree was present in the grassland.

The area of dense scrub is dominated by bramble with occasional dog rose. The scattered trees around the margins include oak, sycamore, silver birch, sweet chestnut, horse chestnut and elder.

**Avifauna:**

It was a sub-optimal time of year and weather conditions for recording this group, however blackbird and dunnock (Priority species) were recorded during the visit. The dense scrub provides excellent foraging, roosting and nesting opportunities for a range of bird species including summer migrants such as whitethroat and blackcap.

The current public house building has potential to support nesting swifts (Suffolk Character Species) and there are several records of them breeding in the area.

**Invertebrates:**

The scrub and mature trees provide good habitat for invertebrates. Gatekeeper, meadow brown and small white butterflies were recorded during the visit as well as some grasshoppers and crickets. Other common invertebrate species are likely to be present during the year. This site also has the potential to support stag beetles if there is subterranean dead wood to support their larvae.

### **Herpetofauna:**

A slow worm was seen during the visit. Toad may also be present.

### **Mammals:**

There are records of hedgehog in the area and the site provides good foraging and nesting opportunities for them. In particular the dense scrub provides excellent habitat for hibernation and therefore a significant proportion of the local hedgehog population could use this site over winter.

Other common mammal species are likely to be present including the small mammals such as mice, voles and shrews as well as larger mammals such as deer and foxes.

### **Comments and recommendations:**

This site is proposed for low density housing, whilst maintaining the existing pub.

Further surveys should be undertaken for reptiles to inform a mitigation strategy, as slow worm is known to be on site. Consideration should also be given to the likely impact of vegetation clearance upon the local hedgehog population and ideally some of the scrub should be retained to preserve the local opportunities for hibernation. Holes in fences for hedgehog should be part of this new housing proposals, to continue to deliver landscape permeability for this wide-ranging, declining species. Toad, another UK Priority species, will also benefit from holes in garden fences.

The scrub should not be cleared during the bird nesting season due to the likely impacts upon nesting birds. In addition, a survey by a suitably qualified ecologist should be undertaken during the bird breeding season to assess whether swifts are nesting in the public house. Swifts are a declining migratory species that is almost totally dependent on holes and crevices in buildings for nesting. New swift boxes should be integrated into taller new buildings using 'swift bricks' or 'swift blocks'. Externally mounted boxes can also be used but have a shorter life span than integrated features. Both types are most effective at attracting swifts when used with a swift 'call system'.

As this site is located adjacent to existing open space which in turn links to the wider ecological network, there is an opportunity to strengthen the local ecological network by retention and enhancement of on-site habitats adjacent to this feature. This would also ensure retention of features which support hedgehog and slow worm (both Priority species).

Planning policy supports the mitigation hierarchy of avoid, minimise, remediate and only as a last resort, compensate. However, due to the nature of the existing habitats on this site, if all of the site were to be developed then it is likely that future development will require compensation to avoid a biodiversity loss and to deliver net gain.

Compensation for habitat loss can be off-site and is delivered through the creation of new habitat, restoring or enhancing existing habitats or occasionally, by accelerating successional processes. Off-site compensation habitat should be located as close as possible to the site and should seek to replicate the characteristics of the habitat(s) to be lost, taking account of the structure and species composition to provide local distinctiveness. New or restored habitats should aim to achieve a higher distinctiveness and/or condition than habitats lost and wherever possible, should contribute to the wider ecological network.

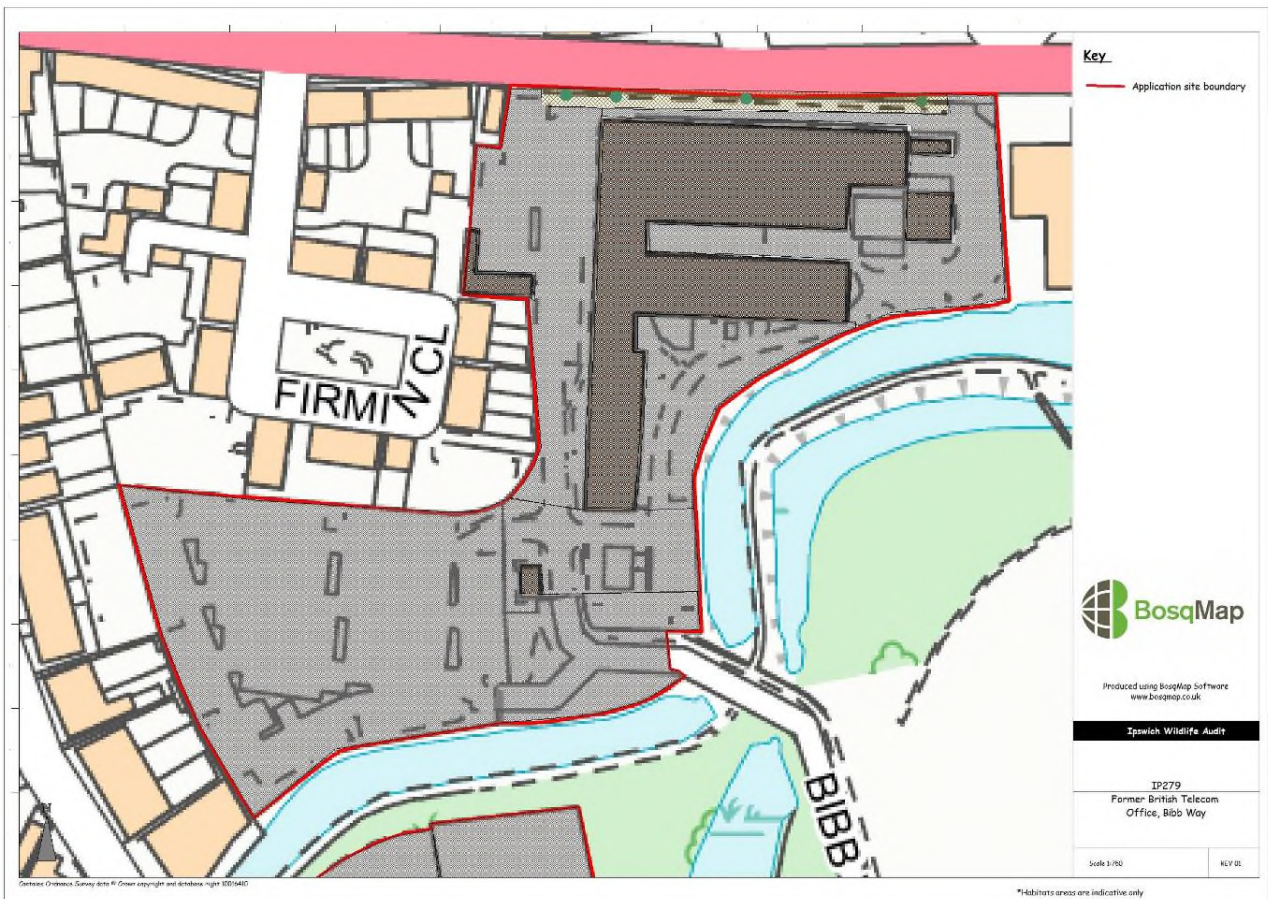


Delivering net gain is independent of any wider requirements of planning policy or the need to comply with legislation relating to nature conservation or biodiversity.

**Site name:** Former British Telecom Office, Bibb Way

**Site ref:** IP279  
**Site status:** No wildlife designation  
**Grid ref:** 615376 244503  
**Area:** 1.66 hectares  
**Date:** 25<sup>th</sup> July 2019  
**Recorder:** J Crighton  
**Weather conditions:** Clear sky with slight breeze, ca. 30°C  
**Ranking:** 6  
**Biodiversity value:** Low

**Map:**



**Photos:**



*Former BT offices*

**Habitat type(s):**

Hard standing, building, scattered scrub, scattered trees, introduced shrub

**Subsidiary habitats:**

Raised flower beds

**Site description:**

This site is occupied for the most part by a large modern building, now mostly vacant, but previously the British Telecom Office. The building is surrounded by hard standing car park, with some areas which have been planted with introduced shrubs along with scattered trees and scrub.

The site lies between Handford Road in the north and Alderman Canal County Wildlife Site (CWS) to the south. It is surrounded by high fencing and there is a controlled entry gate system. Access was not possible, so the site was viewed from the perimeter. It was not possible to view the canal-side.

**Protected species seen or known:**

Records in the surrounding area include:

Badger

Otter

Water vole

Common pipistrelle bat

Soprano pipistrelle bat

Daubenton's bat

Natterer's bat  
Noctule bat  
Great crested newt  
Grass snake  
Slow worm

**Protected species potential:**

-

**Priority habitats present:**

-

**Priority species seen or known:**

Records in the surrounding area include:

Hedgehog  
Common toad  
House sparrow  
Starling  
Swift (Suffolk Character Species)

**Priority species potential:**

-

**Connectivity:**

The Alderman Canal and its riparian corridor to the south of the site offer excellent connectivity, although the habitat within the site itself is poor.

**Structural diversity:**

The structural diversity within the site is generally poor with only a small area dedicated to trees and raised beds with sparse vegetation. The buildings offer another limited habitat, but they are relatively modern with flat roofs.

**Flora:**

The flora on this site is very limited with only a scattering of mature trees on the northern perimeter, including sycamore, lime and ash, and some introduced shrub planted areas with cotoneaster and mahonia. Also present are some laurel, buddleia, rowan and hawthorn.

**Avifauna:**

It was a sub-optimal time of year for recording this group. The trees and buildings on site offer some potential nesting habitat for common bird assemblages but the main interest would lie outside the site, associated with the Alderman Canal where migrant bird species such as reed warbler and sedge warbler are likely to be found. Wood pigeon, great tit and house sparrow were recorded during the survey.

**Invertebrates:**

This site has limited opportunities for this group, although some butterflies associated with the buddleia were noted including large white and peacock. Due to the close proximity of the canal, dragonflies and damselflies are likely to be seen on the site but there is a lack of suitable vegetation or habitat to support any populations.

### **Herpetofauna:**

The main body of the site is unlikely to support any amphibians or reptiles. However, it lies directly adjacent to Alderman Canal which, along with its riparian corridor is likely to support grass snake, therefore they may also be found on the site's southern perimeter.

### **Mammals:**

Although the main body of the site is likely to be largely unsuitable for mammals, there is the potential for hedgehog to seek refuge in the scrub around the southern boundary.

The trees along the canal banks could support roosting bats. The building appears unsuitable for roosting bats, but this has not been fully assessed.

There are records of water vole and otter from the adjacent canal.

### **Comments and recommendations:**

This site has been allocated for residential development with an indicative capacity of 151 dwellings.

This site contains cotoneaster and members of this group are listed on Schedule 9 of the Wildlife & Countryside Act 1981, as amended, because they can become dominant to the detriment of other species. As such, it is an offence to plant or otherwise cause these species to grow in the wild. If this plant is removed as part of a vegetation clearance programme then it should be disposed of in a way as not to contravene the legislation. As this site was not accessed the presence of other invasive species should be assessed.

As the bankside trees are potentially suitable for roosting bats and no detailed assessment has been undertaken of the building, we recommend further surveys. We also recommend a survey for reptiles if any suitable bankside habitat is to be impacted by development.

Due to the sensitive location of the site, the lighting scheme should be designed to prevent light spillage into the canal, or its riparian corridor. Bats are particularly sensitive to increased light levels, so it is important to maintain dark corridors to support local ecological networks.

Irrespective of the above, any clearance of woody vegetation should only take place outside the main bird nesting season (March - August inclusive) or immediately preceded by a nesting bird check.

This site is located adjacent to the Alderman Canal. There is an opportunity to strengthen the local ecological network by creation of new habitat as part of greenspace allocation adjacent to this feature. The Alderman Canal CWS also encompasses an area of wet grassland south of the canal, west of Bibb's Way, supporting a large number of southern marsh orchids. Similar habitat features including woodland, scrub and grassland should be integrated into new open space provision adjacent to the canal within this proposed development site. Any public open space could benefit from the installation of interpretation panels in order to showcase the presence of on-site habitats and species and help people understand the needs of wildlife, particularly highlighting the importance of the Canal habitat.



Careful planning and design can integrate the requirement for sustainable drainage systems with the creation of new wildlife habitat. Such places can also create aesthetically pleasing features which can also be integrated into landscaping schemes.

There is the opportunity to channel and store run-off through surface features such as swales, retention basins, ponds, or rain gardens resulting either in temporary or permanent water features. The design should incorporate a variety of features to maximise potential habitats niches and any planting should utilise native species. Where possible, existing habitats should be retained and integrated into the system as this will result in greater species diversity. New habitats should be created taking into account local ecology and site conditions, and in this instance, correctly designed SUDs will protect the Alderman Canal CWS from surface run-off.

In addition to this, action can be taken for individual species such as swifts, bats, hedgehogs, reptiles and stag beetles along with other invertebrates.

Swifts are a declining migratory species that are almost totally dependent on holes and crevices in buildings for nesting but leave no mess. Swift boxes should be integrated into taller new buildings using 'swift bricks' or 'swift blocks'. Externally mounted boxes can also be used but have a shorter life span than integrated features. Both types are most effective at attracting swifts when used with a swift 'call system'.

Bat boxes should also be integrated into new buildings, or durable boxes placed on trees where there is a low risk of interference.

Holes in fences for hedgehog should be part of new housing proposals, to deliver landscape permeability for this wide-ranging, declining species. Toad, another UK Priority species, will also benefit from holes in garden fences.

A stag beetle habitat pile, created by burying stumps in an upright position, rather like a cluster of organ-pipes, should be constructed within a corner of the allocated greenspace.

If there was a commitment to regular maintenance, then a wildflower area could be sown to benefit invertebrates. The mix should include species typical of the prevailing soil conditions, eg. either sandy and free draining or if there are heavier soils. Wildflower areas are left uncut until mid-July/August and then cut, with a second cut in September.