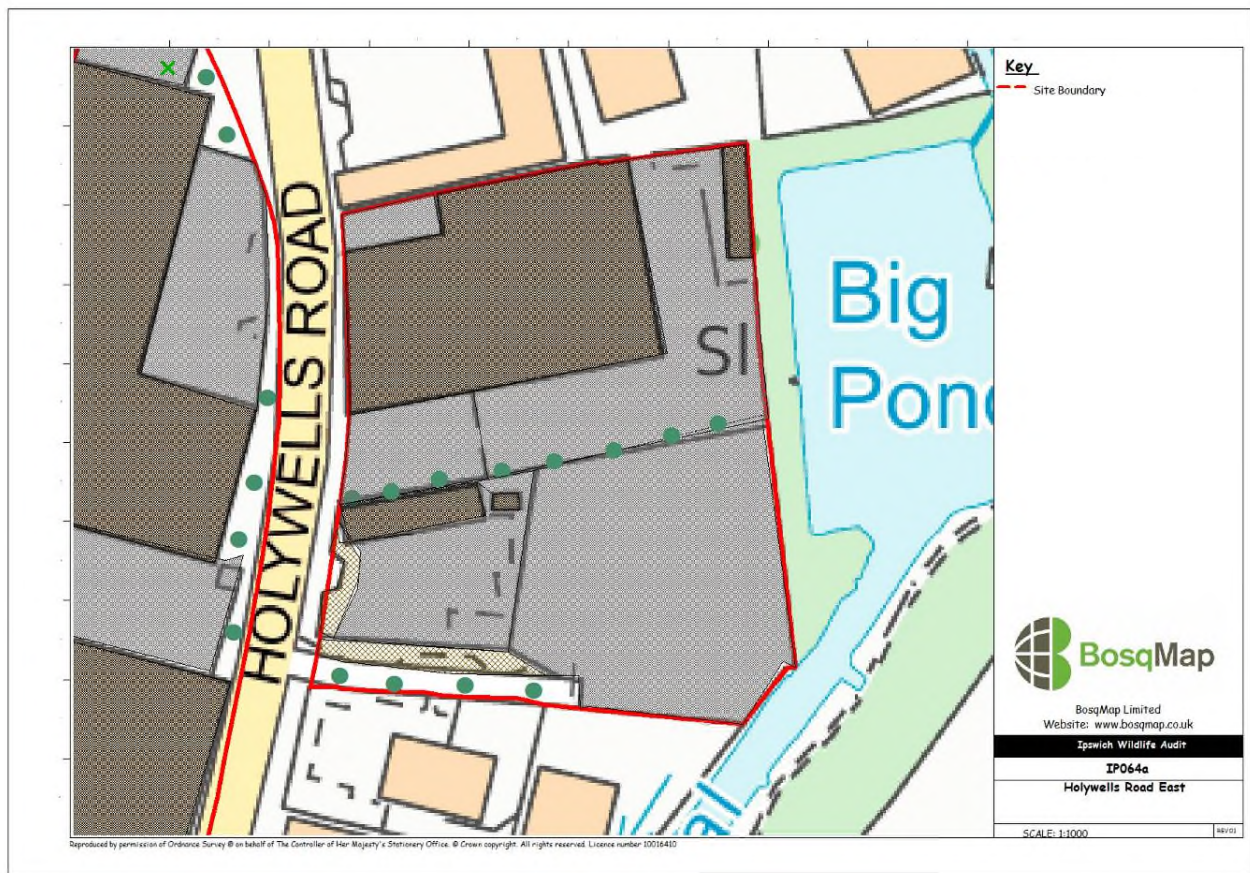


**Site name:** Land between Holywells Road and Holywells Park

**Site ref:** IP064a  
**Site status:** No wildlife designation  
**Grid ref:** TM 17299 43506  
**Area:** 1.2 hectares  
**Date:** 28<sup>th</sup> July 2019  
**Recorder:** A Looser  
**Weather conditions:** Hot and sunny, 27°C  
**Ranking:** 6  
**Biodiversity value:** Low

**Map:**



**Photos:**



*Looking east along tree line*

**Habitat type(s):**

Hard standing, buildings, introduced shrub, scattered trees

**Subsidiary habitats:**

-

**Site description:**

This site is located between Holywells Road and Holywells Park CWS. The majority of it is buildings surrounded by hard standing. Currently it is used by businesses including storage facilities, vehicle workshop and car sales. There is a line of trees down the centre of the site and along the south-western boundary with some introduced shrub along the road edge in the southern part of the site.

**Protected species seen or known:**

Species in the area include:

- Common pipistrelle bat
- Soprano pipistrelle bat
- Brown long eared bat
- Daubenton's bat
- Noctule bat
- Serotine bat
- Badger
- Grass snake

**Protected species potential:**

-

**Priority habitats present:**

-

**Priority species seen or known:**

-

**Priority species potential:**

Species in the area include:

Hedgehog

Stag beetle

Common toad

BoCC Red List birds including house sparrow and starling

BoCC Amber list birds including swift (Suffolk Character Species)

**Connectivity:**

This site is adjacent to Holywells Park CWS which provides good connectivity to the east. Otherwise it is surrounded by roads and industrial buildings.

**Structural diversity:**

The structural diversity is poor with only a few shrubs and trees.

**Flora:**

The flora on this site is extremely limited. The trees were largely sycamore, with some willow and wild cherry. There were a few areas of landscaping near the road with a mixture of ornamental species.

**Avifauna:**

This site has very limited opportunities for this group. The trees will provide some foraging, nesting and roosting opportunities for common species.

**Invertebrates:**

The habitat is poor for this group, although the landscaped areas provide nectar for some common species.

**Herpetofauna:**

There is no suitable habitat for this group, although reptile species are known to be present adjacent to the site in Holywells Park.

**Mammals:**

The habitat is sub-optimal for this group. Bats are likely to commute and forage over the large pond, canal and tree belt adjacent to the eastern boundary. Common species such as grey squirrel may be using the tree lines.

**Comments and recommendations:**

This site is proposed for housing on 100% of the site.

Japanese Knotweed and Himalayan Balsam have been recorded adjacent to the site. These species are 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.

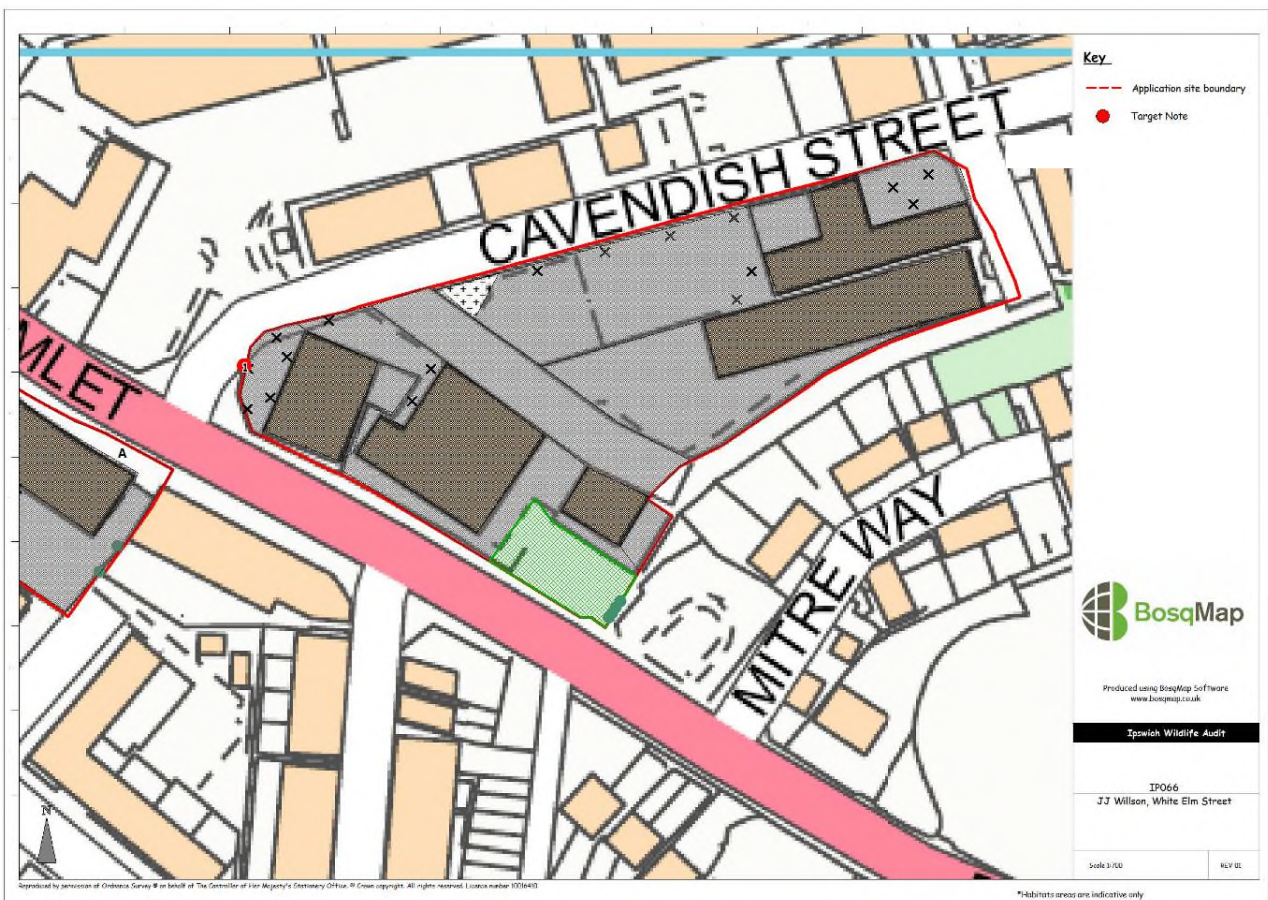
As the site is located adjacent to Holywells Park CWS the eastern boundary should be buffered from any development. There is an opportunity to strengthen the local ecological network by siting any new greenspace adjacent to the Park. New planting should use native planting local to the area for example a new hedge with berry producing shrubs such as hawthorn and dogwood. Similarly, holes in fences for hedgehog should be part of new housing proposals, to deliver landscape permeability for this wide-ranging, declining species.

Due to the proximity of the park, the lighting scheme should be designed to prevent 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.

**Site name:** JJ Wilson, White Elm Street

**Site ref:** IP066  
**Site status:** No wildlife designation  
**Grid ref:** TM 17441 43924  
**Area:** 0.88 hectares  
**Date:** 28<sup>th</sup> July 2019  
**Recorder:** A Looser  
**Weather conditions:** Hot and sunny, 29°C  
**Ranking:** 6  
**Biodiversity value:** Low

**Map:**



**Photos:**



*Looking across the car park*



*Japanese Knotweed*



*Scrub in south-eastern corner*

**Habitat type(s):**

Buildings, hard standing, ephemeral short perennial, dense scrub

**Subsidiary habitats:**

-

**Site description:**

This site is located south of Cavendish Street. The majority of the site is occupied by brick buildings dating from approximately 1974. Part of the site south of White Elm Street was surveyed in the 2012 audit, but the current site is larger. There is a small patch of dense scrub in the south-eastern corner of the site adjacent to Fore Hamlet.

**Protected species seen or known:**

Species in the area includes:

Common pipistrelle bat

Soprano pipistrelle bat

Brown long eared bat  
Daubenton's bat  
Noctule bat  
Serotine bat  
Natterer's bat  
Common Lizard  
Slow worm  
Grass snake

**Protected species potential:**

-

**Priority habitats present:**

-

**Priority species seen or known:**

Species in the area include:

Hedgehog  
Common toad  
Stag beetle  
BoCC Red List birds including house sparrow and starling  
BoCC Amber List birds including swift (Suffolk Character Species)

**Priority species potential:**

-

**Connectivity:**

Connectivity is poor, although the site is situated to the west of an area of private semi-natural habitat to the east.

**Structural diversity:**

The structural diversity is poor.

**Flora:**

There were several plants coming up in cracks in the hard standing and along the edge of the car park with species typical of this habitat including wall barley, barren brome, rat tailed fescue and fern grass, with prickly lettuce, Canadian fleabane, pellitory-of-the-wall, henbit dead nettle, red dead nettle, willowherb spp, groundsel, perennial sow thistle, creeping cinquefoil, coltsfoot, dandelion, black medick, redshank, fat hen, pineapple mayweed, flixweed, purple toadflax, curled dock and a liverwort spp. Occasional buddleia bushes are also colonising the site.

Japanese Knotweed was seen in the north-western corner of the site (Target Note 1).

The small area of scrub along Fore Hamlet was composed primarily of ash and sycamore with bramble and ivy also abundant.

**Avifauna:**

The site has very limited opportunities for this group apart from the scrub which provides some nesting opportunities for common birds.

### **Invertebrates:**

The habitat is sub-optimal for this group, although the diversity of species colonising the site provides some nectar sources for common species. The area of scrub could provide habitat for stag beetles (Priority Species) if there is any subterranean dead wood present.

### **Herpetofauna:**

There is no suitable habitat on site for this group.

### **Mammals:**

The habitat is sub-optimal for this group, apart from common small mammals in the area of scrub.

### **Comments and recommendations:**

This site is proposed for residential development.

Japanese Knotweed is a non-native ornamental plant which has escaped from cultivation to become a serious invasive species of urban and countryside areas. It spreads via rhizomes and even tiny fragments can result in a new plant. It is an offence to plant or cause Japanese Knotweed to spread in the wild under the Wildlife and Countryside Act (1981) as amended and all waste containing Japanese Knotweed comes under the control of Part II of the Environmental Protection Act (1990). It is therefore important that before any vegetation is cleared, or machinery is operating on site, safeguards are put in place to prevent the spread of this plant. Soil contaminated with Japanese knotweed is classed as Controlled Waste.

Any clearance of woody vegetation must take place outside the bird nesting season (March to end of August inclusive) unless a suitably qualified ecologist carries out a check immediately prior to work and confirms that no active nests are present.

Any greenspace provision should be located at the north-eastern end of the site as this is closest to the area of off-site, private semi-natural habitat. Any additional planting should seek to incorporate nectar and berry producing shrubs.

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. Rain gardens are most effective when larger in size and slow down run-off from downpiped or paved areas. They require free-draining soils in trenches and can be planted with nectar producing species, which can be non-native as long as they are not listed as invasive. They can provide important stepping-stone habitat in urban areas.

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'.

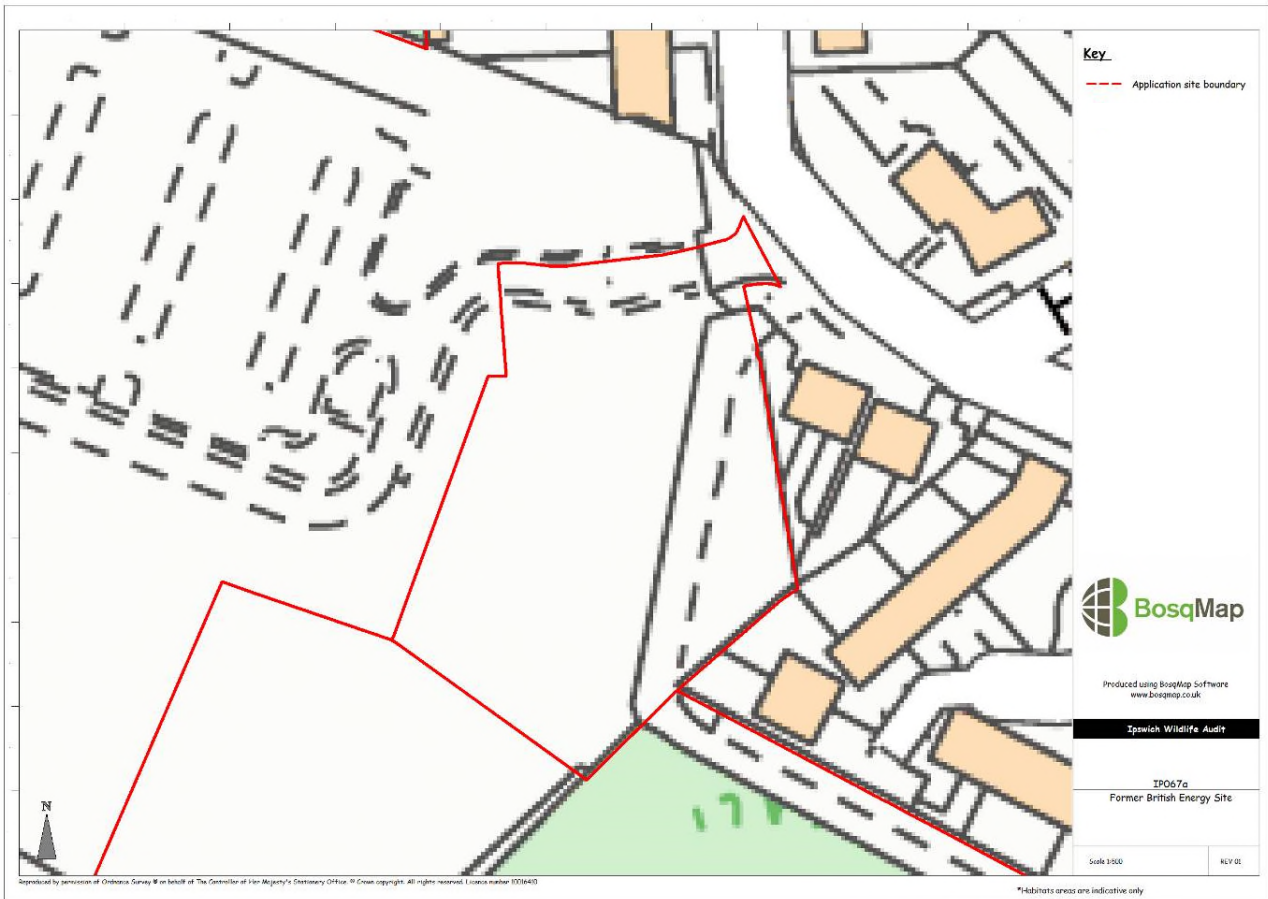


Holes in fences for hedgehog should be part of new housing proposals, to deliver landscape permeability for this wide-ranging, declining species.

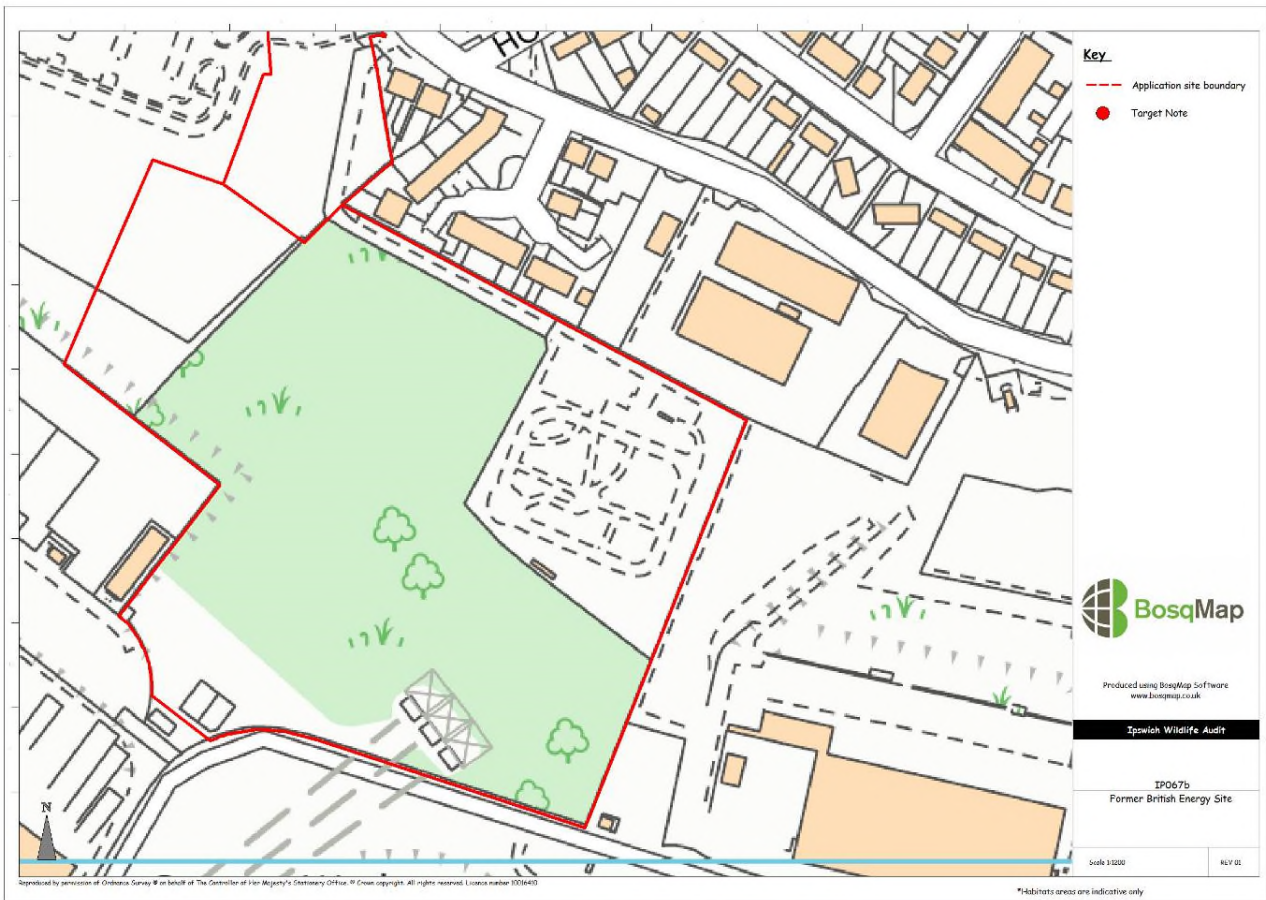
**Site name:** Former British Energy Site

**Site ref:** IP067a & b  
**Site status:** No wildlife designation  
**Grid ref:** TM 17223 42333 / TM 17261 42144  
**Area:** 0.38 hectares / 4.16 hectares  
**Written by:** J Crighton  
**Date written:** 30<sup>th</sup> August 2019  
**Recorder:** Not Surveyed  
**Weather conditions:** N/A  
**Ranking:** 4 (based on the available information)  
**Biodiversity value:** Medium

**Map:**



IP067a



IP067b

**Habitat type(s):**

Likely to be dense scrub, mature trees, rough grassland

**Subsidiary habitats:**

-

**Site description:**

It was not possible to access these sites. Preliminary assessment has been undertaken from available aerial imagery.

Located in an industrial area in the south of Ipswich, these sites make up the former British Energy site, which is now vacant. The northern-most site (IP067a) has a small boundary off Sandy Hill Lane, but the rest of both of the sites are enclosed on all boundaries by a large number of industrial buildings/water treatment works and a small number of residential dwellings on Piper’s Vale Close in the north.

IP067a appears to be comprised of mature trees and a mown field.

IP067b appears to be largely comprised of dense scrub cover with some mature trees and small patches of grassland/bare ground. This area is likely to have biodiversity value.

**Protected species seen or known:**

Records in the surrounding area include:

Badger  
Brown long-eared bat  
Common pipistrelle bat  
Soprano pipistrelle bat  
Daubenton's bat  
Natterer's bat  
Noctule bat  
Common lizard  
Grass snake  
Slow worm  
Adder  
Barn owl

**Protected species potential:**

-

**Priority habitats present:**

-

**Priority species seen or known:**

Records in the surrounding area include:

Hedgehog  
Common toad  
Stag beetle  
Cinnabar moth  
Butterflies include grayling, silver-studded blue, wall, white admiral, white letter hairstreak and small heath  
BoCC Red List birds include cuckoo, house sparrow, lapwing, lesser redpoll, linnet, skylark, song thrush, spotted flycatcher, starling and yellowhammer  
BoCC Amber List birds include bullfinch, dunnoek, reed bunting and swift (Suffolk Character Species)

**Priority species potential:**

-

**Connectivity:**

The site lies directly adjacent to the Volvo Raeburn Road Site County Wildlife Site (originally designated for its large population of bee orchids, but subsequently developed a grassland scrub mosaic) on its south-eastern boundary, which then connects to Piper's Vale County Wildlife Site habitat mosaic. The River Orwell County Wildlife Site lies to the west (also the Stour and Orwell Estuaries Ramsar site and Special Protection Area (SPA), and Orwell Estuary Site of Special Scientific Interest (SSSI)). This site contributes to an important continuous wildlife corridor throughout the south of Ipswich.

### **Structural diversity:**

This site appears to have excellent structural diversity with varying heights offering several habitat types including bare ground, grassland, scrub and trees.

### **Flora:**

Given the sandy, dry nature of the soil in this area, gorse, broom and bramble are likely to be present, along with silver birch and oak (potentially similar to IP143) to the north-west.

### **Avifauna:**

IP067b is of particular importance to nesting birds. The undisturbed nature of the site and the large expanse of dense scrub with trees will offer nesting, foraging and breeding opportunities to a number of resident and summer migrant species.

### **Invertebrates:**

The diversity of habitats on the sites, including a number of native trees and scrub, should provide a high invertebrate biomass and diversity. Stag beetles are highly likely to be present on site where there is subterranean deadwood suitable for their larvae.

### **Herpetofauna:**

Although these sites are heavily scrub dominated, there is some potential to support a population of common reptiles including grass snake, common lizard and slow worm.

### **Mammals:**

It is possible that some of the mature trees within the wooded area may contain features suitable for roosting bats. The entire site is likely to be used by foraging bats and the wood belts continuing to the east and west offers a good commuting corridor.

Scrub provides good habitat for badger.

The scrub also provides nesting and hibernation opportunities for hedgehogs using the local area. There are a number of records of them from the surrounding area.

Common species of mammal such as fox, rabbit, muntjac deer are likely to forage on this site. Mice, voles and shrews are also likely to be present in the rough grassland areas and the scrub. Small predatory species such as stoat and weasel are likely to be present.

### **Comments and recommendations:**

These two sites were originally one application site and have recently been split. IP067a is proposed for the siting of 17 residential dwellings at medium density (45dph). IP067b is allocated for industrial (B-Class) and appropriate employment-generating sui generis uses on 20,000sqm of the site. These sites carry the risk of surface water flooding.

Prior to any development, a preliminary ecological appraisal of the site, along with any required species-specific surveys will need to be undertaken.

New development should retain as much of the existing habitat as possible and integrate it within a landscaping scheme, to deliver locally accessible natural greenspace. In this instance, a habitat mosaic of grassland, scrub and woodland should be retained. All retained features should not be subjected to any light spillage so any lighting scheme should be designed to prevent this. Bats are particularly sensitive to increased light levels, so it is important to maintain dark corridors to support local ecological networks.

This will help retain the local biodiversity resource, with enhancement through additional habitat creation and long-term good habitat management practices. Greenspaces should be interlinked to provide functional ecological corridors for a range of species and as much as possible they should connect with wider off-site ecological networks. New planting should seek to use native species typical of the local area.

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

Compensation for habitat loss can be on-site and/or 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.

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. Rain gardens are another option and are most effective when larger in size and slow down run-off from downpiped or paved areas. They require free-draining soils in trenches and can be planted with nectar producing species, which can be non-native as long as they are not listed as invasive. They can provide important stepping-stone habitat in urban areas.

The industrial buildings could offer the potential to include green roofs and/or living walls. Green roofs can work as part of sustainable drainage options but also be designed to support wildflowers, grasses and sedums and in turn, these can benefit both foraging invertebrates and birds. And living

walls can be created as part of schemes that harvest rainwater or can utilise grey water sources. Aspect is important as shaded walls usually establish quickest. Climbers, such as ivy, are trained on wires or trellis or adapted planters can be used for other species. Green walls provide cover for birds such as house sparrow and shelter and foraging habitat for invertebrates. Both of these options can provide important stepping stone habitat in urban areas.

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

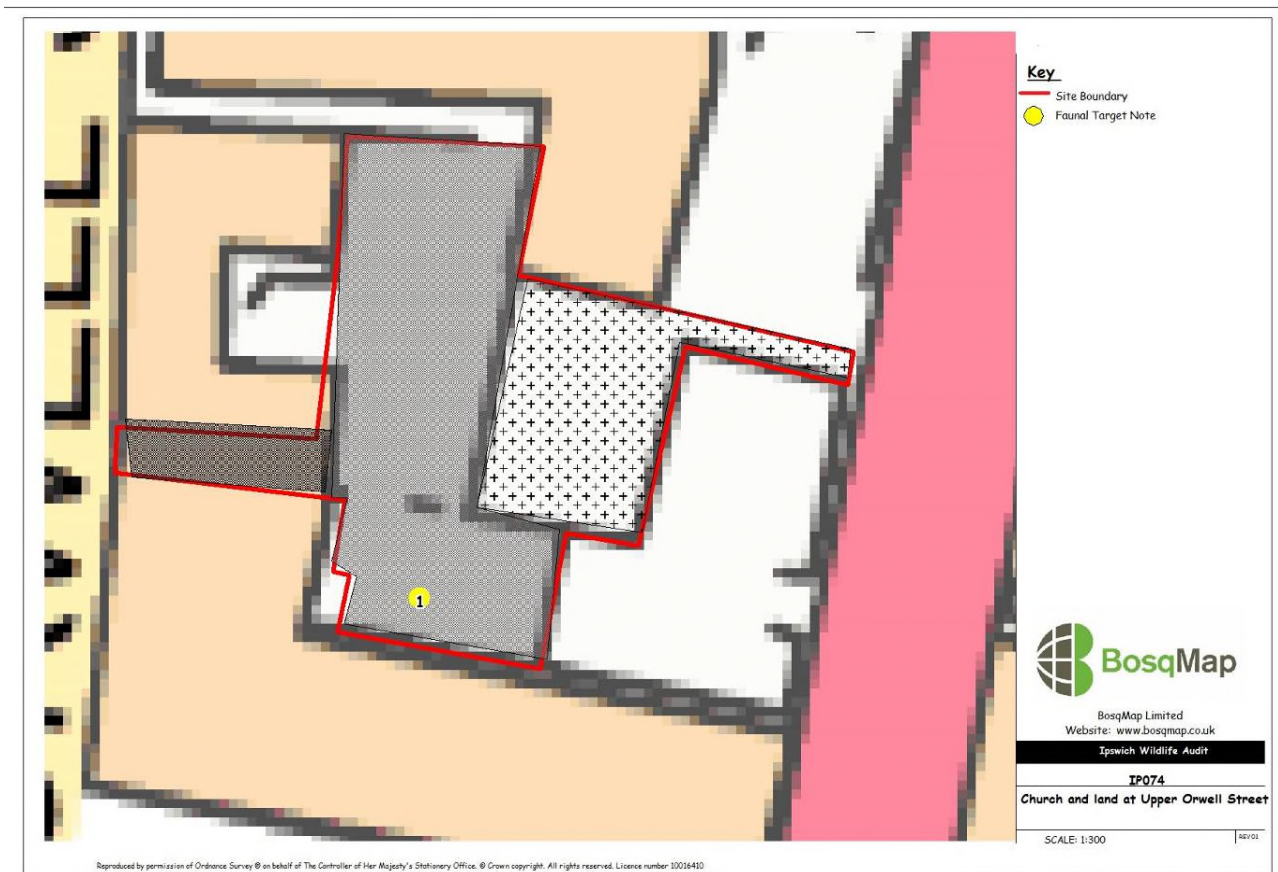
Given that reptiles are likely to be present, mitigation for impacts on the reptile population will be required and ideally populations should be retained on site in conjunction with additional habitat enhancement. In order to achieve this, log piles for basking reptiles sited over the top of a below-ground hibernacula should be incorporated into an undisturbed area of greenspace. Hibernacula can be created by filling holes (minimum 2m long by 1m wide, and up to 50cm deep) with log sections. This should be covered with topsoil and turf, allowing access opportunities so that reptiles can easily enter the hibernacula at the appropriate time. This structure will also benefit amphibians and could also be used to provide stag beetle habitat if logs are buried to support their larvae.

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.

**Site name:** Reeves Yard and The Black Barn, Upper Orwell Street

**Site ref:** IP074  
**Site status:** No wildlife designation  
**Grid ref:** TM 16753 44496  
**Area:** 0.07 hectares  
**Date:** 29<sup>th</sup> July 2019  
**Recorder:** J Crighton  
**Weather conditions:** Warm, clear skies with moderate breeze, *ca.* 24°C  
**Ranking:** 6  
**Biodiversity value:** Low

**Map:**





**Photos:**



*Looking east across site*



*Burnt out church building to the north of the site*

**Habitat type(s):**

Hard standing, ephemeral short perennial, scattered scrub

**Subsidiary habitats:**

Rubble pile

**Site description:**

This site is accessed via a walkway off Upper Orwell Street, west of Bond Street. It is within an Area of Archaeological Importance adjacent to the Central Conservation Area. It lies south of the St Michael's Church ruins. Reeves Yard is a small, private area currently used for parking, with a fenced area containing evidence of a previously demolished building. A rubble pile is present in the south of the site (Target Note 1).

**Protected species seen or known:**

Records in the surrounding area include:

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

**Protected species potential:**

-

**Priority habitats present:**

-

**Priority species seen or known:**

Records in the surrounding area include:

Hedgehog  
Stag beetle  
Swift (Suffolk Character Species)  
Starling  
Song thrush  
House sparrow

**Priority species potential:**

-

**Connectivity:**

This site is isolated being in a heavily built-up area, surrounded by houses.

**Structural diversity:**

This site, albeit small, has moderate structural diversity. The bare ground, rubble, sparse vegetation and scrub offer different substrates for habitation and the adjacent buildings offer additional potential habitat.

**Flora:**

The site is relatively sparsely vegetated with a small area of scrub on the eastern boundary containing mainly sycamore and buddleia. Some vegetation is present throughout the rubble and bare ground including pellitory of the wall, lesser burdock, hedge mustard, creeping thistle, smooth sow thistle, fat hen, black nightshade, green alkanet and wall barley, all of which are typical of this type of habitat.

**Avifauna:**

It was a sub-optimal time of year for recording this group. However, a small flock of house sparrows (approximately 6) were noted feeding within the rubble and a wood pigeon was perching on a roof. The site currently has limited opportunities for this group.

**Invertebrates:**

The bare ground and rubble areas with forbs and scrub vegetation could support common and widespread invertebrates. Buddleia will likely attract bees and butterflies.

**Herpetofauna:**

Although this site contains a rubble pile, sparse vegetation, scrub and bare ground areas which would normally offer good habitat for reptiles, it is too small and isolated to support a population.

**Mammals:**

The adjacent burnt-out church ruins could support roosting bats and possibly provide refuge for hedgehogs depending on access points.

**Comments and recommendations:**

Proposals for this site include 9 dwellings.

This site is very small and located in a built-up area of the Town, so the opportunities for enhancement are limited. However, a landscaping scheme could include low-maintenance nectar and berry producing shrubs and perennial plants to provide some benefit for birds and invertebrates. Rain gardens would also benefit local biodiversity and are most effective when larger in size. They slow down run-off from downpiped or paved areas and require free-draining soils in trenches. They can be planted with nectar producing species, which can be non-native as long as they are not listed as invasive. They can also provide important stepping-stone habitat in urban areas.

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'.

Holes in fences for hedgehog should be part of new housing proposals, to deliver landscape permeability for this wide-ranging, declining species.