

# Ipswich Local Plan

## Reptile Strategy – Supplementary Planning Document June 2020



**IPSWICH**  
BOROUGH COUNCIL

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## **1. Introduction**

- 1.1 Ipswich has a good reptile population due to its well-connected network of Green spaces. The Ipswich Local Plan allocates a number of sites across the Borough for development, including sites which are allocated for housing in order to meet housing delivery targets across the local plan period. The Ipswich Wildlife Audit carried out in 2012 and then again in 2019, identifies the presence of, or potential for, reptiles at a number of these allocated sites.
- 1.2 All reptiles found in the UK are protected by law, and as such, developers must ensure that reptile populations are not damaged by development proposals. If it is not possible to avoid potential harm to existing reptile populations, or to provide mitigation on site, appropriate off-site mitigation measures must be secured.
- 1.3 When an allocated site comes forward for development, surveys will be required to establish whether reptiles are present (as well as other protected and priority species and habitats). In the event of any reptile species being confirmed, the mitigation hierarchy will be applied, which seeks to avoid impacts in the first instance. Where reptile populations are present on site and retention is no longer viable, they will need to be translocated to suitable receptor sites nearby. However, there is currently little capacity for suitable receptor sites across the Borough, which is causing delays to development, and threatening sensitive reptile populations.
- 1.4 The Council recognises the pressure from development on reptile populations across the borough and this supplementary planning document (SPD) will address the protection of these populations through the development of a strategic approach to identifying suitable receptor sites for translocation if removal from site cannot be avoided. The SPD will also look to address issues concerning the ongoing monitoring and management of receptor sites across the Borough.
- 1.5 Due to the nature of development, receptor sites often have to be found at relatively short notice which can result in less suitable locations being selected. Therefore, Ipswich Borough Council (IBC) has developed a strategic approach to securing receptor sites ahead of major developments to ensure that sites are available for reptile translocation as and when schemes are brought forward.
- 1.6 This will allow IBC to meet future housing needs, and ensure that the Council, through its developments, can both comply with the Biodiversity Duty and ensure Ipswich has an enhanced biodiversity heritage for future generations to enjoy.

## **2. Scope**

- 2.1 There is already existing published advice providing guidance on planning for reptiles on development sites which can be used for assessing appropriate survey and capture methods as well as opportunities for providing on site

mitigation measures (government guidance can be found at: <https://www.gov.uk/guidance/reptiles-protection-surveys-and-licences> ). The scope of this SPD then, is to set out a co-ordinated, strategic approach, specifically to address identifying, managing and monitoring receptor sites for reptile translocation. This will ensure that development in Ipswich can proceed in an appropriate, legally and policy compliant manner.

- 2.2 A number of allocated development sites in Ipswich may contain significant reptile populations which will need to be carefully relocated to suitable habitats before development can take place. The approach as set out by IBC will help to speed up this process by identifying a register of suitable translocation sites across the Borough and providing a standardised procedure for the successful translocation and ongoing management of reptile populations and habitats.
- 2.3 This SPD will provide guidance on the criteria for identifying suitable receptor sites and the actions required to prepare sites for translocation. This is to ensure that optimum conditions are secured for the successful relocation of the Borough's existing reptile populations.
- 2.4 It will explain how sites will be secured through the planning process and outline ongoing monitoring and management requirements. This will provide a procedure for holding developers to account if translocated reptile populations are not successfully maintained and protected.

### 3. Policy Context

#### **Legal Protection of Reptiles**

**The information provided in this section is intended as general guidance to the relevant legislation. The full legislation should be referred to for the specific details.**

#### 3.1 Reptile species present in the UK include:

- common lizard (*Zootoca vivipara*)
- slow-worm (*Anguis fragilis*)
- grass snake (*Natrix helvetica*)
- adder (*Vipera berus*)
- smooth snake (*Coronella austriaca*)
- sand lizard (*Lacerta agilis*)

Refer to APPENDIX 4 for images of reptiles in Ipswich

- 3.2 All UK native reptile species are protected by law to varying degrees. Common lizard, slow worm, grass snake and adder all have partial protection against intentional killing and injury under *Schedule 5 of The Wildlife & Countryside Act 1981*<sup>1</sup>, as amended. The smooth snake and sand lizard are fully protected under

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<sup>1</sup> Wildlife & Countryside Act 1981 - <https://www.legislation.gov.uk/ukpga/1981/69/section/9>

*Schedule 2 of The Conservation of Habitats and Species Regulations 2017*<sup>2</sup>, as amended, where they are listed as European Protected Species, as well as some additional protection under *The Wildlife and Countryside Act 1981*, as amended.

- 3.3 All the reptile species referred to above are listed as UK Priority Species, meaning they are a conservation priority. Many UK reptile species are in decline, both locally and nationally, due to a loss in habitat through a range of factors such as urbanisation and intensive farming practices.
- 3.4 Suffolk is home to four of the six reptile species listed above: grass snake, adder, common lizard and slow-worm. Appropriate surveys will be required for development sites where these protected reptile species may be present and mitigation strategies proposed to indicate how any species on site will be protected, including possible translocation to appropriate receptor sites.

### **Environment and Biodiversity**

- 3.5 Section 40 of the *Natural Environment and Rural Communities Act 2006*<sup>3</sup> places a duty on every public authority to, 'in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. The act states that, 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.
- 3.6 In 2018, the Government published its *25 Year Environment Plan*<sup>4</sup> which sets out plans to ensure the improvement of the environment, within a generation. One of the key goals of the paper is to achieve 'thriving plants and wildlife' across the UK including actions to create or restore wildlife-rich habitat and 'taking action to recover threatened, iconic or economically important species of animals, plants and fungi'.
- 3.7 The *25 Year Environment Plan*<sup>4</sup> states that the Government will 'seek to embed a net environmental gain principle for development to deliver environmental improvements locally and nationally'. The plan outlines the introduction of mandatory measures to strengthen the requirement for local planning authorities to deliver environmental net gains in their locality.

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<sup>2</sup> Schedule 2 of The Conservation of Habitats and Species Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/1012/schedule/2/made>

<sup>3</sup> Section 40, Natural Environment and Rural Communities Act 2006 - <http://www.legislation.gov.uk/ukpga/2006/16/section/40>

<sup>4</sup>25 Year Environment Plan -

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/693158/25-year-environment-plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf)

- 3.8 On the 30<sup>th</sup> January 2020, the government released an updated policy statement for the upcoming *Environment Bill*<sup>5</sup>, providing an overview on how the bill will set out plans to ‘protect and improve the natural environment in the UK’. The statement explains that the *Environment Bill* will introduce ‘a mandatory requirement for biodiversity net gain in the planning system, to ensure that new developments enhance biodiversity and create new green spaces for local communities to enjoy. Integrating biodiversity net gain into the planning system will provide a step change in how planning and development is delivered’.
- 3.9 The updated *Environment Bill* will also set out requirements for the development of Local Nature Recovery Strategies, describing these as ‘tools that will support better spatial planning for nature recovery, by setting out priorities and opportunities for protecting and investing in nature within a local area’. These strategies will assist local authorities in identifying ‘priorities and opportunities for conserving and enhancing nature’.
- 3.10 Overall, it is concluded that the bill will strengthen ‘the duty to cover the enhancement, as well as the conservation, of biodiversity, and requires public authorities to actively carry out strategic assessments of the actions they can take to enhance and conserve biodiversity’.

### **National Planning Policy Framework**

- 3.11 Paragraph 8 of the *NPPF*<sup>6</sup> states that the environmental objective of the planning system is ‘to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy’.
- 3.12 Paragraph 117<sup>6</sup> states that ‘planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment’. The demand for development land in Ipswich means that some reptile habitat is being lost, and as such, the Council needs to ensure that existing reptile populations are safeguarded by providing suitable translocation sites throughout the Borough.
- 3.13 The *NPPF*<sup>6</sup> suggests that planning policies should take ‘opportunities to achieve net environmental gains’. Where habitat is lost due to development, measures must be taken to guarantee appropriate habitat creation or enhancement to ensure overall net gain.

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<sup>5</sup> Environment Bill 2020 Policy Statement - <https://www.gov.uk/government/publications/environment-bill-2020/30-january-2020-environment-bill-2020-policy-statement>

<sup>6</sup> National Planning Policy Framework, 2019 - [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf)

3.14 Paragraph 174<sup>6</sup> states that planning should 'promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species'. The Council must work to protect priority species including reptiles, and as such, needs to provide adequate translocation sites across the borough to ensure that development does not compromise important species populations.

3.16 The *NPPF*<sup>6</sup> and further *Planning Practice Guidance*<sup>7</sup> set out the mitigation hierarchy:

- 'Avoidance: Can significant harm to wildlife species and habitats be avoided'; for example, by retaining on site with appropriate enhancement of the remaining habitat or translocation to an alternative site.
- 'Mitigation: Where significant harm cannot be wholly or partially avoided, can it be minimised by design or by the use of effective mitigation measures that can be secured by, for example, conditions or planning obligations?
- Compensation: Where, despite mitigation, there would still be significant residual harm, as a last resort, can this be properly compensated for by measures to provide for an equivalent or greater value of biodiversity?'

3.17 As stated in Paragraph 175 of the *NPPF*<sup>6</sup>, 'if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused'. If developers do not provide a suitable strategy for the protection of protected species such as reptiles on site, then development will not go ahead.

3.18 When considering development proposals on sites where existing reptile populations are present, the mitigation hierarchy as highlighted above must be applied. If it is not possible to avoid development on sensitive sites, it may be possible to locate the development as such that it does not impact upon the areas used by reptiles. However, this is difficult on small urban sites such as many of those allocated in the Local Plan. As such, it is more likely that mitigation measures will need to be provided to ensure that reptile populations are effectively protected from harm, including moving the reptiles to alternative sites where suitable habitat is provided and they will continue to thrive.

### **Adopted Ipswich Local Plan 2011 - 2031**

3.19 There are two key policies set out in the Core Strategy of the adopted Local Plan which are relevant to this SPD, one strategic and one for development management.

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<sup>7</sup> Natural Environment Planning Practice Guidance - <https://www.gov.uk/guidance/natural-environment>

- 3.20 *Policy CS4: Protecting our Assets*<sup>8</sup>, states that the Council will ‘seek to conserve and enhance local biodiversity’ by ‘applying an appropriate level of protection to international and nationally designated sites and protected and priority species’ and ‘requiring new development to incorporate provision for conserving and enhancing local biodiversity’.
- 3.21 The policy states that due to the significant level of development that Ipswich will experience over the plan period, it is ‘essential that opportunities be taken through development to conserve and enhance the biodiversity and canopy cover that is essential to life’. It is therefore crucial that mitigation measures are undertaken to ensure the protection of reptile populations from development across the Borough.
- 3.22 *Policy DM31: The Natural Environment Proposals*<sup>8</sup>, states that ‘all development is expected to incorporate measures to enhance conditions for biodiversity within and around the development’ and ‘proposals which would result in significant harm or net loss to biodiversity, having appropriate regard to the ‘mitigation hierarchy’, will not normally be permitted’.
- 3.23 In addition, site allocations made through the *Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document*<sup>9</sup> are accompanied by site sheets in Appendix 3A of the plan which identify sites where reptile surveys are required to be undertaken before planning applications are submitted, and mitigation measures provided where appropriate. These should be read in conjunction with the updated Wildlife Audit information from 2019, which identifies additional sites where suitable reptile habitat has now developed and as such appropriate surveys would be required on these sites also.

#### **4. Receptor Sites**

- 4.1 A receptor site is the location where reptile populations will be released after translocation from a habitat which is no longer viable due to proposed development. Identifying suitable receptor sites is essential in providing effective mitigation. It is also imperative that reptile populations are surveyed and moved at specific times of year; the optimal survey time for existing reptile populations on proposed developments sites is between April and May, with the potential to also survey in September, and the potential time for capture and translocation to occur is between March and September. Developers should be advised by an ecologist on optimum capture times for specific sites.

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<sup>8</sup> Adopted Ipswich Local Plan 2011-2031, Core Strategies and Policies DPD - [https://www.ipswich.gov.uk/sites/default/files/adopted\\_core\\_strategy\\_and\\_policies\\_dpd\\_review\\_1\\_march.pdf](https://www.ipswich.gov.uk/sites/default/files/adopted_core_strategy_and_policies_dpd_review_1_march.pdf)

<sup>9</sup> Adopted Ipswich Local Plan 2011-2031 Site Allocations - [https://www.ipswich.gov.uk/sites/default/files/adopted\\_site\\_allocations\\_and\\_policies\\_dpd\\_and\\_appendix\\_3a\\_site\\_sheets.pdf](https://www.ipswich.gov.uk/sites/default/files/adopted_site_allocations_and_policies_dpd_and_appendix_3a_site_sheets.pdf)

- 4.2 Receptor sites for reptiles could be either publicly or privately owned. However, in conditioning planning permissions, Ipswich Borough Council in its capacity as Local Planning Authority will need to be satisfied that receptor sites meet the criteria as listed by government guidance on moving reptiles as mitigation. Therefore, reptiles will need to be moved to a receptor site:
- ‘as close as possible to the development site, and within the same local planning authority if possible’;
  - ‘that is at least the same size as the habitat that will be lost, and larger if the habitat to be lost is high quality (you can provide smaller habitat if it’s substantially better quality’ and also has good connectivity to other areas of suitable habitat). Isolated sites should be avoided as they are unlikely to support a reptile population in the long term;
  - ‘that will serve the same function as the habitat to be lost, e.g. it has hibernation features’, foraging and basking areas;
  - ‘with similar habitat to the area that will be lost, including water bodies’;
  - ‘that doesn’t currently support the same species, but can be improved to make it suitable’;
  - ‘that will be safe from future development and managed in the long term’<sup>10</sup>.
- 4.3 Proposed receptor sites should not contain significant existing reptile populations. Government guidance suggests that it may be possible to introduce a limited number of reptiles to a site with an existing low reptile population but only if the habitat has been adequately improved to ensure it can support the increased population. It is suggested that before translocation occurs, the reasons for the low population level at the proposed receptor site should be investigated to understand why the existing population has not been thriving there.
- 4.4 Receptor sites should be located as close as possible to the donor site where the existing reptile population is being moved from and should be well connected to existing ecological networks and green corridors so that populations do not become fragmented. Receptor sites should provide a long-term solution for the protection of existing reptile populations, and as such, should not be proposed on sites which are allocated for future development.
- 4.5 Locating suitable receptor sites can be a lengthy process, and as highlighted in section 1.0, there are currently limited sites across the borough ready to accept reptiles. Identifying and preparing potential sites in advance allows translocation to occur more quickly, providing effective mitigation and ensuring that development is not delayed.
- 4.6 IBC will need to make available sufficient land for reptile translocation over the period of the Local Plan. Resources for the creation or enhancement of suitable

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<sup>10</sup> Government guidance can be found at: <https://www.gov.uk/guidance/reptiles-protection-surveys-and-licences>

habitats will need to be provided and once established, these habitats will need to be protected by means such as the declaration of areas as Local Nature Reserves (LNR). For further information on the setting up and management of Local Nature Reserves, refer to APPENDIX 6.

- 4.7 Some of the Borough's parks and green spaces already support existing reptile populations and have the potential to provide further suitable habitat. However, park sites like this present potential conflicts with other land uses such as sports fields or existing wildlife projects, and as such, the creation of new reptile habitat will be limited to specific areas. Listed below are a number of sites which have been identified by Ipswich Borough Council as providing potential reptile translocation areas or the potential for new suitable habitat creation:
- Bourne Park (small population of slowworm);
  - Gippeswyk Park (small population of slowworm);
  - Pond Hall Farm (large populations of lizard and slowworm, small population of grass snakes and potentially adders); and
  - Thorington Hall Farm (large populations of lizard and slowworm, small population of grass snakes).
- 4.8 It can take around 2-3 years or more to develop suitable reptile habitats on identified receptor sites. A range of measures will be required for the creation or enhancement of habitats prior to reptile translocation, including: changes to existing grassland maintenance regimes, the creation of appropriate habitat areas, public engagement events, interpretation boards and signage to improve public knowledge, and the creation of hibernaculum and refuges for reptiles to use for shelter.
- 4.9 The allocation of receptor sites such as those listed above will help to ensure that development can take place without delay, providing mitigation sites for development across the Borough. Private developers may also provide their own receptor sites as an alternative, provided they meet the national criteria, are deemed as suitable reptile habitats, and their ongoing protection and maintenance is secured.
- 4.10 Although the park sites identified above can provide some limited and short-term use, to ensure that a sufficient number of suitable receptor sites are available for the level of development which will be occurring over the Local Plan period, IBC will need to produce a schedule of receptor sites to identify all potential sites for reptile translocation across the Borough and when they will be ready for translocation to occur.
- 4.11 Receptor sites provided from IBC owned land within the Borough boundary will be prioritised, but if this does not prove sufficient, additional sites outside the Borough may need to be identified. This may include the opportunity for IBC to purchase areas of land nearby, such as areas of low value agricultural land which are well connected to existing ecological networks, and to develop suitable reptile

habitats there. Receptor sites should be as close to the donor site as possible and therefore, potential sites for translocation should be limited to those within the Borough and immediately adjacent parishes only. If, in bringing forward a proposal, it is not feasible for suitable sites to be identified within the areas as listed above, justification for an alternative location must be provided.

- 4.12 The proposed approach by IBC is to identify a sequence of potential receptor sites across the Borough and on suitable land close by, allowing sufficient time for the habitat on the sites to be properly prepared to receive the translocated animals. By identifying sites now and beginning a phased habitat creation programme, IBC will ensure that receptor sites will be ready to receive reptiles as soon as development plans come forward, and once a receptor site where suitable habitat has already been developed becomes saturated, the next receptor site will be ready to receive further populations.
- 4.13 For a full review of potential receptor sites across the Borough, refer to APPENDIX 1.

## **5. Securing Translocation**

- 5.1 If reptiles are identified on a proposed development site, the mitigation hierarchy states that the most desirable outcome is that the reptile population can remain on site without being subject to harm from development proposals.
- 5.2 If this is the case, then planning conditions can be used to secure detailed mitigation information from developers before construction work commences. This could include detailed working methods and works programme to protect reptile populations during construction, and further documents such as ecological management plans setting out strategies for the ongoing monitoring and management of remaining populations on site. Further measures could include the addition of an 'informative' to the planning decision notice to outline the protocol to be followed if protected species are encountered on site during development.
- 5.3 If it is not viable for reptile populations to remain on site, translocation to suitable receptor sites is required. This can be secured through a Section 106 agreement with the Council, to include the translocation and ongoing monitoring and management of reptile populations and habitats.
- 5.4 The Section 106 agreement will consist of an Ecology Management Contribution; a sum paid towards the off-site translocation and future monitoring and management of a specified number of reptiles. Further contribution will be required prior to commencement should the actual number of reptiles to be moved exceed the estimation used to calculate the original sum paid. This will be charged at a set rate which will change incrementally depending on the

additional number of reptiles identified. For a full breakdown of costs, refer to **APPENDIX 2**.

- 5.5 Alternatively, if a developer is able to provide a suitable receptor site, then translocation can be carried out privately. Planning conditions will be used to secure detailed receptor site information including appropriate ecological surveys to ensure that the habitat is suitable to support reptile populations. In addition, a comprehensive management plan and monitoring schedule will be required for approval by the Council and a rolling bond will be secured through a Section 106 agreement to undertake remedial work should translocation and ongoing management be deemed unsuccessful. If all requirements are met, the bond will be returned after ten years as agreed with the Council.
- 5.6 In all cases, development will not commence until the Council confirms that all reptiles have been successfully moved from site.

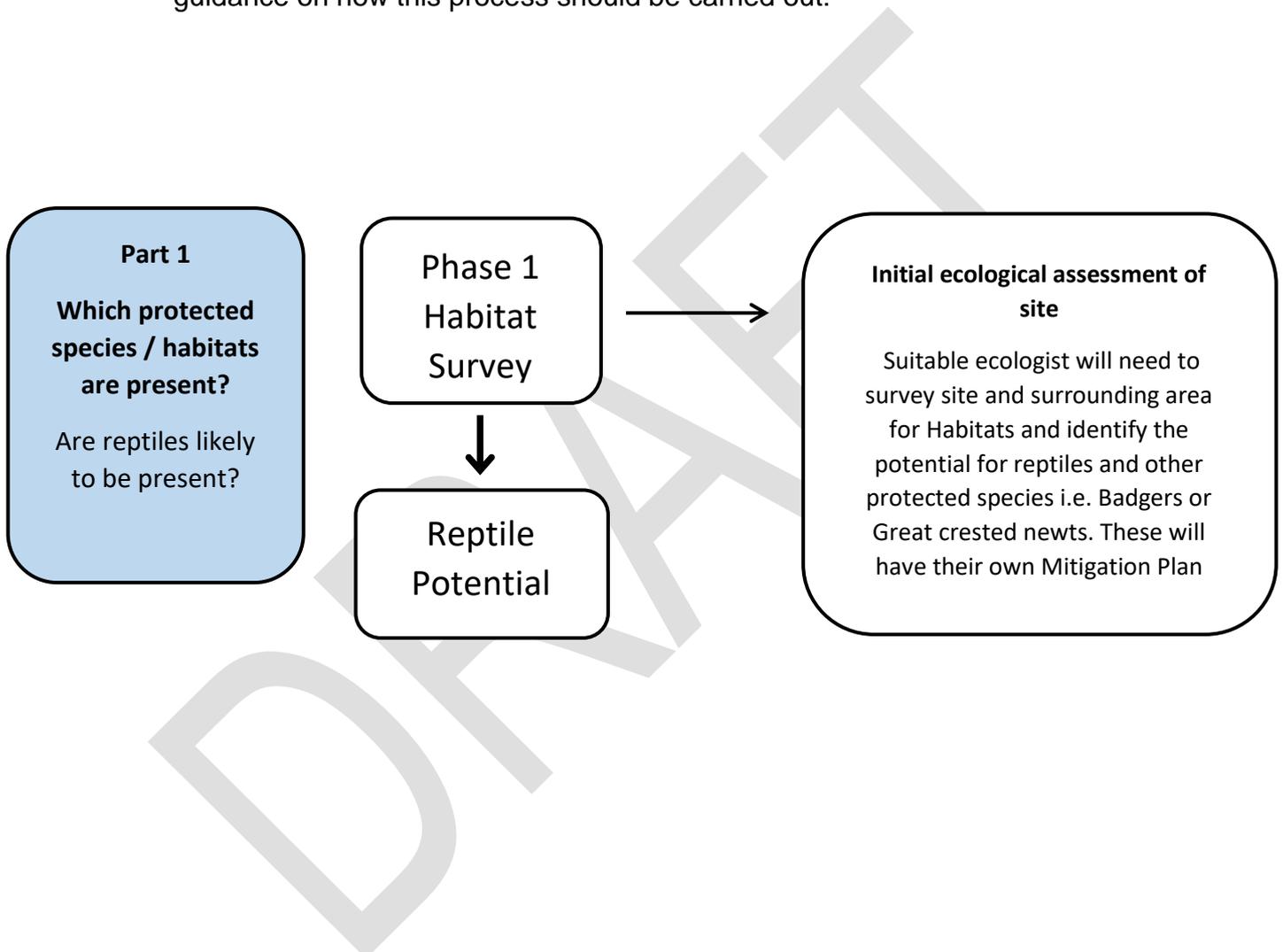
## **6. On-going Site Management**

- 6.1 A comprehensive management plan will be vital to the ongoing success of reptiles once translocation has occurred and will be required at all receptor sites. This SPD sets out measures to ensure that arrangements are made for the monitoring and management of all receptor sites.
- 6.2 If reptiles are moved to a privately-owned site, translocation will not be accepted as appropriate mitigation without a ten-year management plan being in place and a five-year annual monitoring arrangement at the expense of the developer. A bond will be required which, if the monitoring reveals that the management plan is not being followed, would be used to undertake remedial work or translocate the animals again.
- 6.3 Regular maintenance will be required to ensure that optimum reptile habitat is retained, and on-going monitoring will require regular site surveys to be undertaken to review reptile population size and health. This information will need to be recorded in appropriate reports which will be reviewed by the Council. If management is not deemed successful, measures will be taken to retrieve compensation.
- 6.4 If a Section 106 agreement is secured for translocation to an Ipswich Borough Council owned site, adequate funding for a management plan and the ongoing monitoring and maintenance of reptile populations will be included within the commuted sum. Therefore, reptile monitoring and management duties will be transferred to the Council in return for the financial contribution.
- 6.5 There will be opportunities for the Council to declare reptile translocation sites as Local Nature Reserves to secure long-term protection and management. Access to sensitive reptile habitat areas would need to be restricted to ensure protection

of the reptile population. Designation as an LNR would allow the involvement of other parties in the habitat management process such as community groups and school children, helping to raise awareness of the issues surrounding reptiles and development.

## 7. Translocation Process

7.1 Ipswich Borough Council has developed a clear procedure to guide developers through a successful translocation process. The flow charts below provide clear guidance on how this process should be carried out:



**Part 2**  
**Are reptiles present?**  
**What and how many?**  
**Can impact be avoided?**

Reptile Survey

See guidance on time of year  
Suitable ecologist will need to survey site and surrounding area  
Survey methods as per standing advice

Are reptiles present?

**NO** – no action needed, but could the development enable the site to support them through habitat creation or a link to an existing network/help to achieve biodiversity net gain?

**YES**

What impact will development have?

Reducing habitat  
Fragmenting habitat  
Separating summer and hibernation sites  
Reducing habitat quality  
Risk of fire  
Effect of increased litter  
Disturbance effects  
Changing the management regime of the site

Apply mitigation hierarchy

**Avoid:** Change layout to avoid area occupied, displace from sensitive areas by changing vegetation, change timing of work  
**Mitigate:** Translocation  
**Compensate:** Create links to other habitats, create new habitat, improve existing habitat

Is mitigation required?

**YES**

**TRANSLOCATION**

See gov.uk for capture methods/timing/conditions and fencing on development site

**Part 3**  
If translocation is agreed with the LPA as necessary and acceptable

Is there a receptor site within IBC?



**NO** - if not, it needs to be within a **3 mile radius** of the development site



**NO** - Is it owned by Suffolk County Council or another public body?  
  
Yes – is its future secure?  
  
No – how to secure its future?  
(Legal agreement, Land transferred to public body, Register of receptor sites, LNR designation)



Developers can bring forward a suitable alternative site for approval by the Council.

Refer to IBC schedule of receptor sites in APPENDIX 1.

**YES**



Is it owned by IBC?



**YES**



**TRANSLOCATION TO IBC SITE**



**Part 4**  
Conditions and Planning agreements

Can reptiles be protected on site?



**YES** – Working methods and programme secured through planning conditions where necessary to avoid impacts.  
  
Addition of ‘informative’ to planning decision notice regarding the action to be taken if protected species are encountered during development.  
  
Other appropriate planning conditions and obligations secured as required e.g. Ecological Management Plan

**NO**

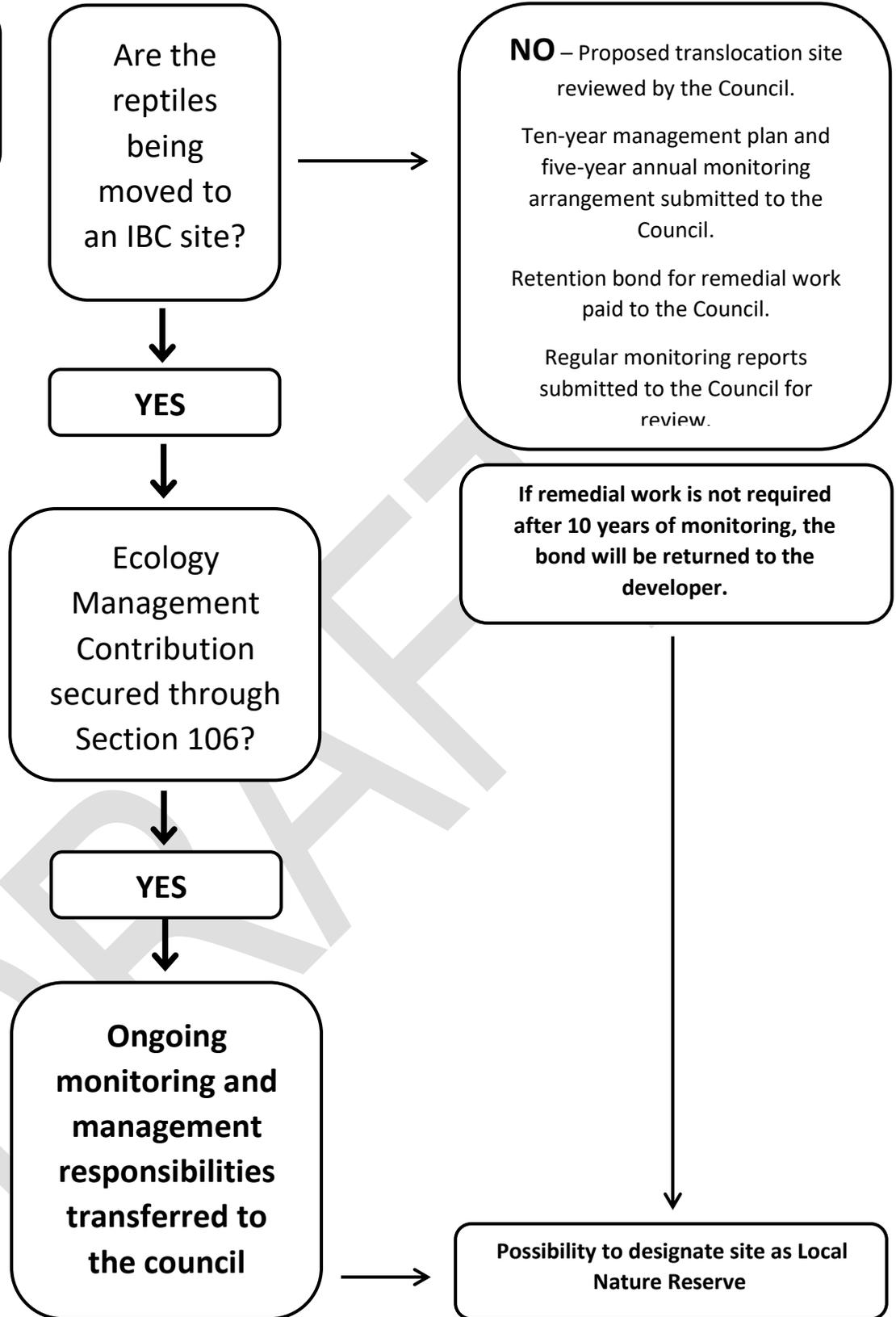


**SECTION 106 AGREEMENT FOR TRANSLOCATION TO IBC SITE**



Requiring payment of commuted sum for translocation, management of site and monitoring. Alternatively, developers can bring forward a suitable site for approval by the Council. Planning conditions/Section 106 will apply.

**Part 5  
Monitoring and  
Sanctions**



## APPENDIX 1: Table of Ipswich Borough Council Potential Receptor Sites

<u>Site</u>	<u>Habitat Size (ha)</u>	<u>Ownership</u>	<u>Timescale of Habitat Suitability</u>	<u>Existing Populations</u>	<u>Capacity</u>	<u>Connectivity</u>
Bourne Park;	8	IBC	2021/22	Common lizard	Small slowworm population (approx. 125)	Railway line corridor
Gippeswyk Park	4	IBC	2021/22	Common lizard	Small slowworm population (approx. 125)	Railway line corridor
Pond Hall Farm	12.5	IBC	2021/22	Nothing in farm fields	Large population of lizard and slowworm (approx. 6000), small population of grass snake	Piper's Vale, and Bridge wood
Thorington Hall Farm	12	IBC	2022	Nothing in farm fields	Large population of lizard and slowworm (approx. 6000), small population of grass snake	Thorington Barn, A14
<b>Total Land Available</b>	<b>36.5</b>					

## APPENDIX 2: Breakdown of Section 106 Agreement Costs

### Rough Costs per Acre of Habitat (Estimated 125 reptile/acre average)

#### Preliminary Ecological Appraisal (Usually done by in-house ecologist)

Survey and report	£750	To identify Potential protected species and Habitats on site (i.e. Acid grassland, Orchids, Badger)
<b>PEA Total</b>	<b>£750</b>	

#### Presence/absence Survey (Developer Can Use IBC Wildlife Team or their own Ecologist)

Reptile Survey	£500	7 visits
Reptile Report	£350	
Supply of 25 refugia (per acre)	£75	50 mats at £3 each
<b>Presence survey total</b>	<b>£900</b>	

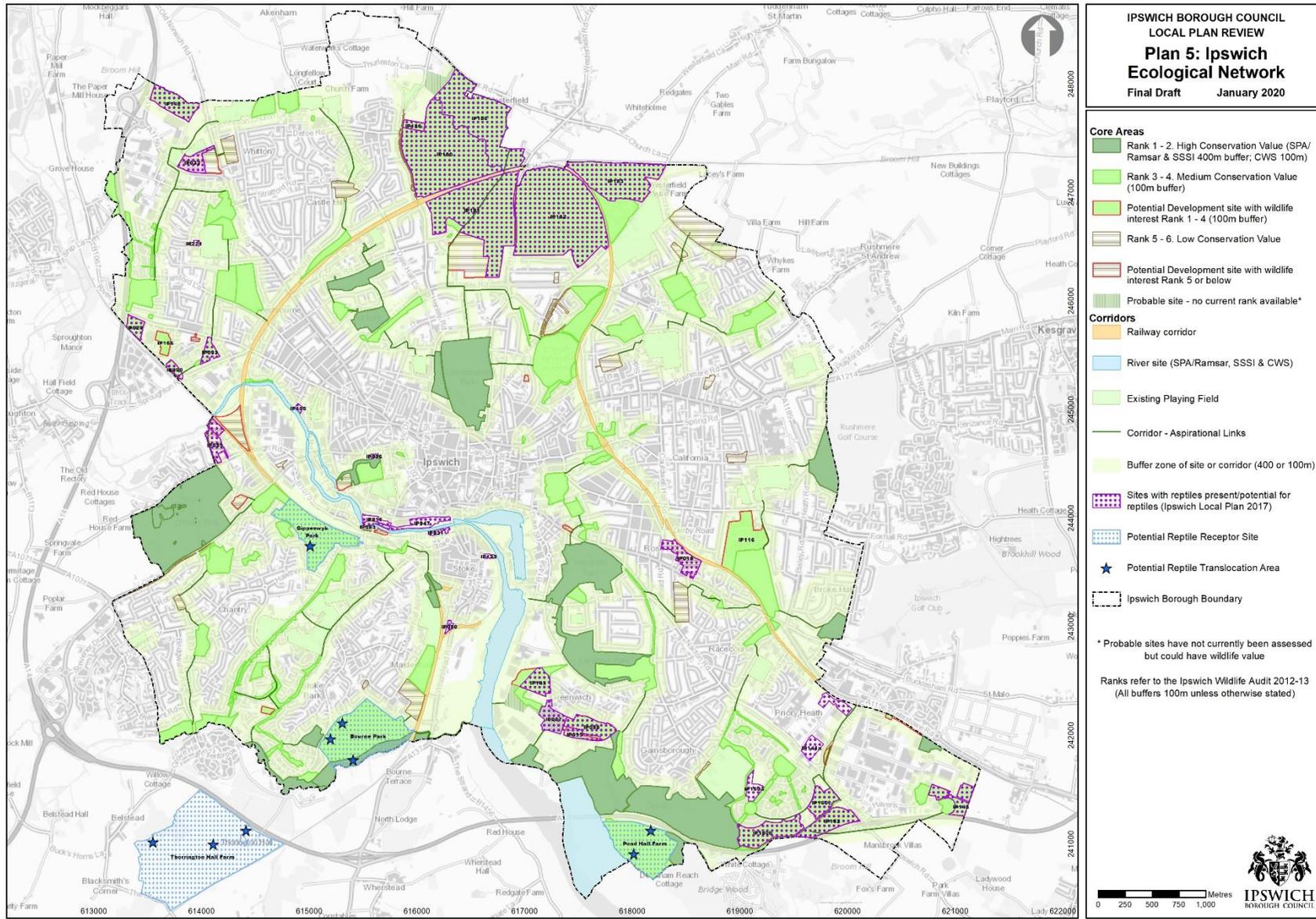
#### Work to Development/Donor site (Developer Can Use IBC Wildlife Team or their own Ecologist)

Reptile mitigation Plan (per site)	£450	Admin work to assure the Reptile population
Habitat reduction (per acre)	£2,000	Removal of scrub/small trees and grassland to facilitate trapping
Installation of reptile fencing (Per acre)	£1,400	£5 per metre
Maintenance/repair of reptile fencing	POA	£5 per metre as required
Translocation of reptiles (per acre)	£9,000	90 days trapping
Supply of 100 refugia	£300	50 mats at £3 each
Full habitat clearance - hand search & destructive search	£2,500	four sections divided by the reptile fencing. X number of days for 2 rangers (allow contingency/extension rate)
Management of donor site to keep it habitat free	POA	£350 per visit so total cost depends on when building phase starts. 5000m2 flail site including approx. 100m of roadside bank
<b>Development site total</b>	<b>£16,150</b>	

#### Work to Receptor site (Has to be done by IBC Wildlife Team If on IBC Land)

Survey receptor site for reptile distribution and density (Acre)	£500	To assess the potential of a translocation and any on site habitat enhancements needed
Supply of reptile ready land (per Acre)	£15,000	On average acre needed per 125 animals
Project management including CWS/LNR declaration	£2,000	This protects the site in Perpetuity
Habitat enhancements	£5,950	5 hibernaculum's, 5 log piles & some scrub planting
10 years management and surveying (years 1,3,5,7,10)	£7,500	Monitoring 5 years, 42 hrs, Habitat works, i.e. mowing, coppicing
report writing for above (years 1,3,5,7,10)	£3,000	5 reports plus a completion report in year 10
<b>Totals</b>	<b>£33,950</b>	

# APPENDIX 3: Map of Ipswich Borough Council Potential Receptor Sites



**APPENDIX 4: Photos of Reptile Species in Ipswich**



**Male Common Lizard found at Chantry Park**



**Female Slow Worm found at Landseer Park**



**Juvenile Grass Snake found at Holywells Park**



**Female Adder found at Purdis Heath**

## **APPENDIX 5: Translocation Case Studies**

Case studies of translocation within the Borough will be uploaded to the Ipswich Borough Council website as successful translocation occurs.

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## **APPENDIX 6: Useful Resources**

### **Government Guidance**

- Reptile Surveys and Mitigation Methods: <https://www.gov.uk/guidance/reptiles-protection-surveys-and-licences>
- Local Nature Reserves: <https://www.gov.uk/guidance/create-and-manage-local-nature-reserves>
- Reptiles and the Planning Process: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/536336/protected-species-decision-checklist.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/536336/protected-species-decision-checklist.pdf)
- Natural Environment: <https://www.gov.uk/guidance/natural-environment>

### **Environmental Policy Legislation**

- Environment Bill Policy Statement: <https://www.gov.uk/government/publications/environment-bill-2020/30-january-2020-environment-bill-2020-policy-statement>
- 25 Year Environment Plan: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/693158/25-year-environment-plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf)
- Natural Environment and Rural Communities Act 2006: <https://www.legislation.gov.uk/ukpga/2006/16/section/40>
- Wildlife and Countryside Act 1981: <https://www.legislation.gov.uk/ukpga/1981/69>
- The Conservation of Habitats and Species Regulations 2017: <http://www.legislation.gov.uk/uksi/2017/1012/schedule/2/made>

### **Priority Species Information**

<http://data.jncc.gov.uk/data/98fb6dab-13ae-470d-884b-7816afce42d4/UKBAP-priority-herptiles.pdf>

### **National Planning Policy Framework**

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf)