



16 March 2021

Gemma Walker
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

By email only

Thank you for requesting advice on this re-application from Place Services' ecological advice service. This service provides advice to planning officers to inform Mid Suffolk District Council planning decisions with regard to potential ecological impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Application: DC/20/05912
Location: Northfield View Phase 2B Fuller Way Stowmarket Suffolk
Proposal: Reserved Matters Application following approval of Outline Planning Permission 5007/16- Northfield View Phase 2b will be providing: 100No dwellings, including affordable housing; associated hard and soft landscaping and infrastructure; Provision of Public Open Space, Footpath and Cycleway

Dear Gemma,

Thank you for re-consulting Place Services on the above Reserved Matters application.

No objection subject to securing ecological mitigation and enhancement measures

Summary

We have assessed the Ecological Impact Assessment (CSA Environmental Ltd, October 2016), Ecological Briefing Note (CSA Environmental Ltd, November 2020) and Construction Environmental Management Plan (RSK Ltd, March 2021), submitted by the applicant, relating to the likely impacts of the development upon designated sites, protected and Priority species & habitats.

We are still satisfied with the details contained within the ecological assessments, which have been set out within the Construction Environmental Management Plan. This provides certainty to the LPA of the likely impacts upon Protected and Priority species/habitats. As a result, the development can be made acceptable, subject to the mitigation measures contained within these documents being secured and implemented in full.

In addition, we have reviewed the further submitted documents provided on the 11th February 2021 and 02 March 2021. This includes a revised Street Lighting Layout – Rev A. (Ref: 20834/121, approved by Suffolk County Council), a revised Ecological Enhancements Layout Plan – Rev A (CSA Environmental Ltd, October 2020) and a revised proposed soft landscape plans – Rev B (CSA Environmental Ltd,



October). It also includes a Landscape Ecological Management Plan (CSA Environmental Ltd, February 2021), which has been submitted to meet the requirements of condition 14 of the outline consent.

It is highlighted that we still support the revised soft landscape plans and revised Ecological Enhancements Layout Plan. This includes the provision of appropriate native species incorporated into the design, as well as suitable details and locations for the bespoke enhancement measures (15 No. Integrated Habitat 3S Bat Box, 15 No. Habitat Swift Box installed in groups of three, 5 No. Habitat Terraced Sparrow, 5 No. Habitat Sparrow Box Single Hole and Hedgehog Highways around the perimeter of the site). In addition, we approve of the aftercare contained within the Landscape Ecological Management Plan, which are sufficient to meet the requirements of condition 14. As a result, we are satisfied that this development will secure measurable net gains for biodiversity, as outlined under Paragraph 170[d] & 175[d] of the National Planning Policy Framework 2019.

In terms of the revised Street Lighting Layout, we are still satisfied that a wildlife sensitive design has been delivered, which will ensure that minimal lighting will be delivered upon the Public Open Space and boundary hedgerows. The lighting will include low energy LED lights with neutral white bulbs (4000k) and will be directed downwards. In addition, lighting columns will be short at 6m and will be directed downwards, which will reduce horizontal spill and any ecological impact. Therefore, the revised Street Lighting Layout follows ILP Guidelines¹ and will allow Mid Suffolk District Council to demonstrate that impacts will be minimised to roosting, foraging and commuting bats, which will allow compliance with their statutory duties.

Please contact us with any queries.

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)

Ecological Consultant

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Place Services provide ecological advice on behalf of Mid Suffolk District Council

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

¹ ILP, 2018. Bat Conservation Trust Guidance Note 08/18: Bats and artificial lighting in the UK