



04 July 2023

Nikita Mossman
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

By email only

Thank you for requesting advice on this 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/23/02326
Location: Land East Of Pettaugh Lane Gosbeck Ipswich Suffolk IP6 9SE
Proposal: Planning application - Change of use of agricultural land to equestrian use, including erection of associated stable block and construction of manège

Dear Nikita,

Thank you for consulting Place Services on the above application.

Holding objection due to insufficient ecological information on European Protected Species (Great Crested Newt) and protected and Priority species and habitats

Summary

We have reviewed the documents supplied by the applicant, but unfortunately there is an absence of ecological information included with the application to help assess any impact from the development on Great Crested Newt and other protected and Priority species and habitats.

As the site lies within an Amber Risk Zone Area for [Natural England's Great Crested Newt District Level Licensing for Norfolk and Suffolk](#), there are three ponds immediately to the south of the site and a further pond immediately north of the blue line boundary (Site Location Plan Drawing Number 01 P3 (May 2023)), there may be Great Crested Newt in the area. Since construction could impact any individuals entering the site, we recommend that the ecologist assesses the site to avoid impacts on this European Protected Species. The strategic [Norfolk and Suffolk District Level Licensing scheme \(DLL\)](#) is also available in Suffolk.

We also recommend that a Preliminary Ecological Appraisal should be undertaken to assess the impacts of the development on other protected and Priority species and Priority habitats.

To fully assess the impacts of the proposal the LPA needs additional ecological information for the site for European Protected Species and other protected species and habitats.



The results of these assessments are required prior to determination because paragraph 99 of ODPM Circular 06/2005 highlights that: *“It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.”*

This information is required to provide the LPA with certainty of impacts on legally protected species and be able to secure appropriate mitigation either by a mitigation licence from Natural England or a condition of any consent. This will enable the LPA to demonstrate compliance with its statutory duties, including its biodiversity duty under s40 NERC Act 2006 and prevent wildlife crime under s17 Crime and Disorder Act 1998.

We also recommend that reasonable biodiversity enhancements should be identified and implemented to secure net gains for biodiversity, as outlined under Paragraph 174[d] of the National Planning Policy Framework 2021.

We look forward to working with the LPA and the applicant to receive the additional information required to support a lawful decision and overcome our holding objection.

Please contact us with any queries.

Yours sincerely

Genevieve Broad MCIEEM MSc 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.