

**Hall Farm Cottage  
Chattisham  
Ipswich  
Suffolk  
IP8 3PX**

**DC/23/02731 Condition 4**

**On behalf of:**

**Rachael & Guy Hobbs  
Hall Farm Cottage  
Chattisham  
Ipswich  
Suffolk  
IP8 3PX**

**Prepared by:**

**Essex Mammal Surveys**

**December 2023**

## Summary

As part of a planning proposal (DC/23/02731) involving Hall Farm Cottage, Chattisham, Ipswich, Suffolk IP8 3PX, a site visit was conducted on 28<sup>th</sup> December 2022 to determine whether the site had the potential to be occupied by protected species, which would be affected if any proposed development were to go ahead. At the time, the survey found no evidence of protected species at the site and the report concluded that: *'...therefore it is considered that the proposal for this site will not have a detrimental effect on the local bat population, or on protected species.'*

Condition 3 of the consent states: *'All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Survey and Assessment (Essex Mammal Surveys, December 2022) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.'*

*Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).'*

Given that no evidence of protected species was found at the site, it is considered improbable that they will be encountered. Therefore, an ongoing watching brief by an Ecological Clerk of Works is not considered appropriate or proportionate in the context of this proposal. Nonetheless, prior to the works commencing, all contractors will be made aware of the levels of protection afforded to protected species. In the highly improbable event of a bat or great crested newt being found, work must stop in the area and the ecologist should be contacted.

The Biodiversity Enhancement Layout (Condition 4 document) covers how and where the enhancement measures recommended by Essex Mammal Surveys (December 2022) shall be carried out.

Essex Mammal Surveys were requested to compile a document to comply with Condition 3 of the planning consent relating to Hall Farm Cottage, Chattisham. The identification of protected species is vital in the proposed development of a site to comply with existing legislation and also allows any work that may otherwise be detrimental to bats to be appropriately scheduled. John Dobson, a bat worker and trainer licensed by Natural England (Licence No. 2015-15258-CLS-CLS) and author of *Mammals of Essex* (Essex Field Club, 2014), compiled this document on 5<sup>th</sup> December and received the David Bellamy Award for natural history in 2015.