

**Capital Community Developments  
Ltd**

**TOWN AND COUNTRY PLANNING  
ACT 1990  
SECTION 78 APPEAL**

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**APPEAL** by **Capital Community Developments  
Ltd** against the refusal of planning permission  
dated 8<sup>th</sup> July 2019 by **East Suffolk Council** in  
respect of **Land North Of Gardenia Close And  
Garden Square, Rendlesham.**

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PINS reference:

APP/X3540/W/19/32

42636

LPA Reference:

APP/121/2019

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**PROOF OF EVIDENCE OF NICHOLAS SIBBETT ON  
BEHALF OF THE APPELLANT**

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*Appendices*

## Appendices

1. Site location (extract from Site Allocations and Area Specific Policies DPD 2017)
2. Sandlings Forest SSSI citation and location
3. Sandlings SPA citation, objectives, supplementary advice and location
4. Walking routes available in Rendlesham
5. Example East Suffolk Council HRA proforma, completed.
6. Public Path Creation Agreement
7. Discover Suffolk leaflet promoting recreation in Rendlesham Forest
8. Rendlesham Forest Plan (Forestry Commission)
9. Suffolk Coast and Heaths AONB leaflet
10. Natural England correspondence.
11. East Suffolk Council ecologist advice, 20th May 2019

# *Appendix 1*

- An archaeological investigation will be required;
- Developers will need to demonstrate there is adequate capacity in the foul sewerage network and WRC (Gedgrave) or that capacity can be made available; and
- Surface water disposal must be in accordance with the water management hierarchy.

## RENDLESHAM

(NEIGHBOURHOOD PLAN - See RNP objectives housing 3 – 3f)



- 2.91 Rendlesham is unique in many ways. It is a Key Service Centre which is altogether larger, and contains a much wider variety of facilities than is common to most Key Service Centres given its historic legacy as a former US Airforce base. It also has a “made” Neighbourhood Plan, containing policies relating to the promotion of the village centre to continue to develop to meet the needs of existing and future residents, and the provision of allotments.
- 2.92 The village contains the one remaining housing allocation from the former Suffolk Coastal Local Plan 2001 which has now been re-assessed alongside other sites and re-allocated for residential development.
- 2.93 The Neighbourhood Plan builds on the work of the earlier masterplan for Rendlesham and “saved” policies AP159; AP160 and AP161 and seeks to ensure that the village continues to develop and function to meet the needs of new and established residents and businesses, concentrating on the provision of services and facilities required to meet the needs of the new and growing population. Across the main road from the main residential area, is a large employment site containing a mix of uses (the former technical base). A comprehensive

## *Appendix 2*

COUNTY: SUFFOLK

SITE NAME: SANDLINGS FOREST SSSI

DISTRICT: SUFFOLK COASTAL

Status: Site of Special Scientific Interest (SSSI) notified under Section 28 of the Wildlife and Countryside Act 1981 as amended.

Local Planning Authority: Suffolk County Council, Suffolk Coastal District Council

National Grid Reference: TM 345497

Area: 2473.91 (ha.)

Ordnance Survey Sheet 1:50,000: 156, 169

1:10,000: TM 24 NE, TM 34 NW,  
TM 34 NE, TM 35 SW,  
TM 35 NE, TM 35 SE,  
TM 44 NW, TM 45 SW,  
TM 45 SE, TM 45 NW,  
TM 45 NE, TM 46 SE

Date Notified (Under 1949 Act): Not Applicable

Date Notified (Under 1981 Act): 8 August 2000

Reasons for Notification:

This site is notified for its coniferous woodland which supports internationally important populations of woodlark *Lullula arborea* and nightjar *Caprimulgus europaeus*.

General Description:

The Sandlings Forest SSSI lies between Snape and Woodbridge and is comprised of the areas known as Tunstall Forest and Rendlesham Forest. The site is dominated by commercial forestry plantations on sandy soils which once supported extensive heathland. The plantations were first established between the 1920s and the 1940s. The initial plantations were largely of Scot's pine *Pinus sylvestris* but on second rotation have been replaced by Corsican pine *P. maritima ssp laricio*. Ten to twelve percent of trees are broadleaves. Small areas have been taken out of timber production and reversion to open, heathy habitat is being undertaken. Unplanted areas of heathland lie adjacent to the forest within separate SSSIs.

The main conservation interest of the forest lies in the open areas such as young plantations and rotational clearfell which provide suitable habitat for breeding woodlark and nightjar. The storm of 1987 affected a very large area, particularly in Rendlesham Forest, and this led to an increase in the extent of open habitat. Subsequent tree growth is reducing its suitability but stable populations of woodlark and nightjar can be sustained through a combination of clearfell forestry management and heathland reversion.

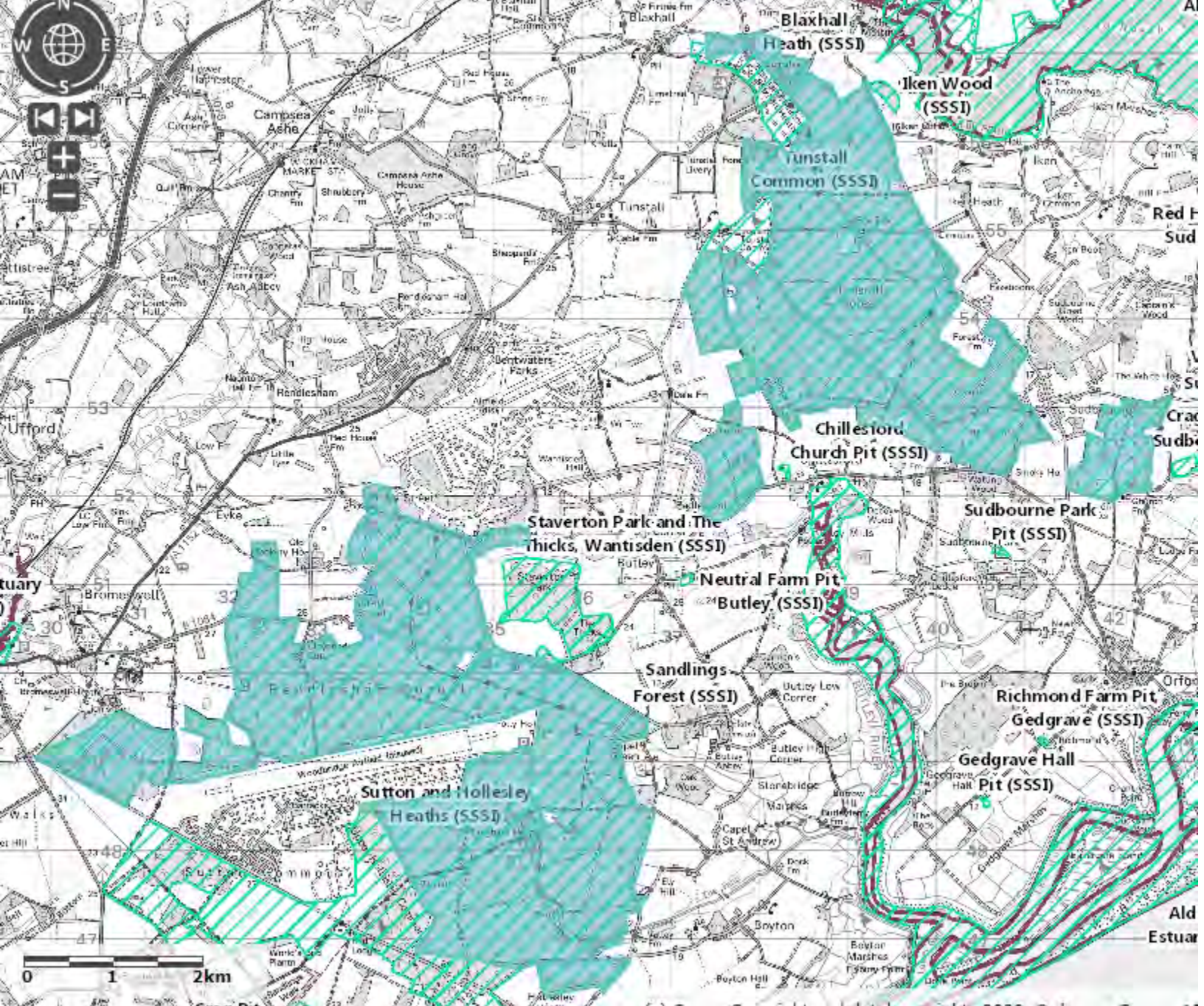
The 1992 national survey of nightjars recorded 81 singing males within the Sandling Forest SSSI, representing approximately 2% of the British population. In 1997 a national survey of woodlarks recorded 71 woodlark territories in the Sandling Forest SSSI, representing approximately 5% of the British population.

Other Information:

Woodlark is specially protected by being listed on Schedule 1 of the Wildlife and Countryside Act 1981 as amended.

Nightjar and woodlark are both included on Annex 1 of the European Directive 79/409/EEC Directive on the Conservation of Wild Birds.

Nightjar and woodlark are priority species of the UK Biodiversity Action Plan.





## *Appendix 3*

# EC Directive 79/409 on the Conservation of Wild Birds

## Citation for Special Protection Area (SPA)

**Name:** Sandlings

**Unitary Authority/County:** Suffolk

**Consultation proposal:** All or parts of Blaxhall Heath Site of Special Scientific Interest (SSSI), Leiston - Aldeburgh SSSI, Sandlings Forest SSSI, Snape Warren SSSI, Sutton & Hollesley Heaths SSSI and Tunstall Common SSSI have been recommended as a Special Protection Area because of their European ornithological importance. In particular, for their breeding populations of Nightjars *Caprimulgus europaeus* and Woodlarks *Lullula arborea*.

**Site description:** The Sandlings SPA lies near the Suffolk Coast between the Deben Estuary and Leiston. In the 19<sup>th</sup> century, the area was dominated by heathland developed on glacial sandy soils. During the 20<sup>th</sup> century, large areas of heath were planted with blocks of commercial conifer forest and others were converted to arable agriculture. Lack of traditional management has resulted in the remnant areas of heath being subject to successional changes, with the consequent spread of bracken, shrubs and trees, although recent conservation management work is resulting in their restoration. The heaths support both acid grassland and heather-dominated plant communities, with dependant invertebrate and bird communities of conservation value. Woodlark *Lullula arborea* and Nightjar *Caprimulgus europaeus* have also adapted to breeding in the large conifer forest blocks, using areas that have recently been felled and recent plantation, as well as areas managed as open ground.

**Size of SPA:** The SPA covers an area of 3,391.80 ha.

### Qualifying species:

The site qualifies under **article 4.1** of the Directive (79/409/EEC) as it is used regularly by 1% or more of the Great Britain populations of the following species listed in Annex I in any season:

Annex 1 species	Count and Season	Period	% of GB population
Nightjar <i>Caprimulgus europaeus</i>	109 males - breeding	Count as a 1992	3.2% GB
Woodlark <i>Lullula arborea</i>	154 pairs - breeding	Count as at 1997	10.3% GB

Bird figures from:

Morris, A., Burges, D., Fuller, R.J., Evans, A.D. & Smith, K.W. 1994. The status and distribution of nightjars *Caprimulgus europaeus* in Britain in 1992. A report to the British Trust for Ornithology. *Bird Study* **41**: 181-191.

Wotton, S.R. & Gillings, S. 2000. The status of breeding woodlarks in Britain in 1997. *Bird Study* **47**: 212-224.

### Status of SPA

Sandlings was classified as a Special Protection Area on 10 August 2001.

# European Site Conservation Objectives for Sandlings Special Protection Area Site Code: UK9020286



With regard to the SPA and the individual species and/or assemblage of species for which the site has been classified (the 'Qualifying Features' listed below), and subject to natural change;

**Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;**

- **The extent and distribution of the habitats of the qualifying features**
- **The structure and function of the habitats of the qualifying features**
- **The supporting processes on which the habitats of the qualifying features rely**
- **The population of each of the qualifying features, and,**
- **The distribution of the qualifying features within the site.**

This document should be read in conjunction with the accompanying *Supplementary Advice* document, which provides more detailed advice and information to enable the application and achievement of the Objectives set out above.

## **Qualifying Features:**

A224 *Caprimulgus europaeus*; European nightjar (Breeding)

A246 *Lullula arborea*; Woodlark (Breeding)

## Explanatory Notes: European Site Conservation Objectives

These Conservation Objectives are those referred to in the Conservation of Habitats and Species Regulations 2017 (as amended) ('the Habitats Regulations'). They must be considered when a competent authority is required to make a 'Habitats Regulations Assessment' including an Appropriate Assessment, under the relevant parts of this legislation.

These Conservation Objectives, and the accompanying Supplementary Advice (where this is available), will also provide a framework to inform the management of the European Site and the prevention of deterioration of habitats and significant disturbance of its qualifying features

These Conservation Objectives are set for each bird feature for a [Special Protection Area \(SPA\)](#).

Where these objectives are being met, the site will be considered to exhibit a high degree of integrity and to be contributing to achieving the aims of the Wild Birds Directive.

**Publication date:** 21 February 2019 (version 3). This document updates and replaces an earlier version dated 30 June 2014 to reflect the consolidation of the Habitats Regulations in 2017.



## **European Site Conservation Objectives: Supplementary advice on conserving and restoring site features**

**Sandlings Special Protection Area (SPA)  
Site code: UK9020286**



Dry heath and forest habitat © Natural England

**Date of Publication: 1 March 2019**

## **About this document**

This document provides Natural England's supplementary advice for the European Site Conservation Objectives relating to Sandlings SPA. This advice should therefore be read together with the SPA Conservation Objectives available [here](#).

**This advice replaces a draft version dated 12 December 2018 following the receipt of comments from the site's stakeholders.**

You should use the Conservation Objectives, this Supplementary Advice and any case-specific advice given by Natural England, when developing, proposing or assessing an activity, plan or project that may affect this site.

This Supplementary Advice to the Conservation Objectives presents attributes which are ecological characteristics of the designated species and habitats within a site. The listed attributes are considered to be those that best describe the site's ecological integrity and which, if safeguarded, will enable achievement of the Conservation Objectives. Each attribute has a target which is either quantified or qualitative depending on the available evidence. The target identifies as far as possible the desired state to be achieved for the attribute.

The tables provided below bring together the findings of the best available scientific evidence relating to the site's qualifying features, which may be updated or supplemented in further publications from Natural England and other sources. The local evidence used in preparing this supplementary advice has been cited. The references to the national evidence used are available on request. Where evidence and references have not been indicated, Natural England has applied ecological knowledge and expert judgement. You may decide to use other additional sources of information.

In many cases, the attribute targets shown in the tables indicate whether the current objective is to 'maintain' or 'restore' the attribute. This is based on the best available information, including that gathered during monitoring of the feature's current condition. As new information on feature condition becomes available, this will be added so that the advice remains up to date.

The targets given for each attribute do not represent thresholds to assess the significance of any given impact in Habitats Regulations Assessments. You will need to assess this on a case-by-case basis using the most current information available.

Some, but not all, of these attributes can also be used for regular monitoring of the actual condition of the designated features. The attributes selected for monitoring the features, and the standards used to assess their condition, are listed in separate monitoring documents, which will be available from Natural England.

These tables do not give advice about SSSI features or other legally protected species which may also be present within the European Site.

**If you have any comments or queries about this Supplementary Advice document please contact your local Natural England adviser or email [HDIRConservationObjectivesNE@naturalengland.org.uk](mailto:HDIRConservationObjectivesNE@naturalengland.org.uk)**

## About this site

### European Site information

<b>Name of European Site</b>	Sandlings Special Protection Area (SPA)
<b>Location</b>	Suffolk
<b>Site Map</b>	The designated boundary of this site can be viewed <a href="#">here</a> on the MAGIC website
<b>Designation Date</b>	10 August 2001
<b>Qualifying Features</b>	See section below
<b>Designation Area</b>	3,391.80 ha
<b>Designation Changes</b>	n/a
<b>Feature Condition Status</b>	Details of the feature condition assessments made at this site can be found using Natural England's <a href="#">Designated Sites System</a>
<b>Names of component Sites of Special Scientific Interest (SSSIs)</b>	All or parts of <a href="#">Blaxhall Heath SSSI</a> <a href="#">Leiston - Aldeburgh SSSI</a> <a href="#">Sandlings Forest SSSI</a> <a href="#">Snape Warren SSSI</a> <a href="#">Sutton and Hollesley Heaths SSSI</a> <a href="#">Tunstall Common SSSI</a>
<b>Relationship with other European or International Site designations</b>	n/a

### Site background and geography

The Sandlings SPA lies near the Suffolk Coast between the Deben Estuary and Leiston. It lies within the [Suffolk Coast and Heaths National Character Area](#) (NCA) a mainly flat or gently rolling landscape that forms a long, narrow band extending between 10 and 20 km inland. It is often open land but with few commanding viewpoints. In many places, and especially near the coast, wildlife habitats and landscape features lie in an intimate mosaic, providing great diversity in a small area. Much of the NCA forms part of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB).

In the 19th century, the area covered by the SPA was dominated by heathland developed on glacial sandy soils. During the 20th century, large areas of heath were planted with blocks of commercial conifer forest and others were converted to arable agriculture.

Lack of traditional management has resulted in the remnant areas of heath being subject to successional changes, with the consequent spread of bracken, shrubs and trees, although recent conservation management work is resulting in their restoration. The heaths support both acid grassland and heather-dominated plant communities, with dependant invertebrate and bird communities of conservation value. Woodlark *Lullula arborea* and Nightjar *Caprimulgus europaeus* have also adapted to breeding in the large conifer forest blocks, using areas that have recently been felled and recent plantation, as well as areas managed as open ground.

## About the qualifying features of the SPA

The following section gives you additional, site-specific information about this SPA's qualifying features. These are the individual species of wild birds listed on Annex I of the European Wild Birds Directive, and/or the individual regularly-occurring migratory species, and/or the assemblages (groups of different species occurring together) of wild birds for which the SPA was classified for.

### Qualifying individual species listed in Annex I of the Wild Birds Directive

The site qualifies for SPA classification as it is used regularly by 1% or more of the Great Britain populations of the following species listed in Annex I during the breeding season:

Annex 1 species	Count at classification in 2001	% of GB population	Latest count
Nightjar <i>Caprimulgus europaeus</i>	109 breeding males (1992)	3.2% GB	81 breeding males (2004)
Woodlark <i>Lullula arborea</i>	154 breeding pairs (1997)	10.3% GB	73 breeding pairs (2006)

Woodlark and nightjar utilise the open grassland and heather heaths for breeding. In recent times they have taken to nesting within open habitat associated with the system of rotational clear-felling within the conifer plantations, where areas of clear-fell and restocked plantation also provides ideal breeding conditions. Outside the confines of the forest nightjar and woodlark use both grasslands, arable land and other habitats for feeding.

Bird figures from:

MORRIS, A., BURGESS, D., FULLER, R.J., EVANS, A.D. & SMITH, K.W. 1994. The status and distribution of nightjars *Caprimulgus europaeus* in Britain in 1992. A report to the British Trust for Ornithology. *Bird Study* **41**: 181- 191.

WOTTON, S.R. & GILLINGS, S. 2000. The status of breeding woodlarks in Britain in 1997. *Bird Study* **47**:212-224.

CONWAY, G.J., WOTTON, S., HENDERSON, I., LANGSTON, R., DREWITT, A. & CURRIE, F. 2007. Status and distribution of European Nightjars *Caprimulgus europaeus* in the UK in 2004. *Bird Study* **54**: 98–111.

CONWAY, G.J., WOTTON, S., HENDERSON, I., EATON, M., DREWITT, A. & SPENCER, J. 2009. The status of breeding Woodlarks *Lullula arborea* in Britain in 2006. *Bird Study* **56**: 310–325.



## Site-specific seasonality of qualifying SPA features

The table below highlights in grey those months in which significant numbers of each mobile qualifying feature are most likely to be present at the SPA during a typical calendar year. This table is provided as a general guide only.

Unless otherwise indicated, the months shown below are primarily based on information relating to the general months of occurrence of the feature in the UK. Where site-based evidence is available and has been used to indicate below that significant numbers of the feature are typically present at this SPA outside of the general period, the site-specific references have been added to indicate this.

Applicants considering projects and plans scheduled in the periods highlighted in grey would benefit from early consultation with Natural England given the greater scope for there to be likely significant effects that require consideration of mitigation to minimise impacts to qualifying bird features during the principal periods of site usage by those features. The months which are *not* highlighted in grey are not ones in which the features are necessarily absent, rather that features may be present in less significant numbers in typical years. Furthermore, in any given year, features may occur in significant numbers in months in which typically they do not. Thus, applicants should not conclude that projects or plans scheduled in months not highlighted in grey cannot have a significant effect on the features. There may be a lower likelihood of significant effects in those months which nonetheless will also require prior consideration.

Any assessment of potential impacts on the features must be based on up-to-date count data and take account of population trends evident from these data and any other available information. Additional site-based surveys may be required.

Feature	Season	Period	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Site-specific references where available
Nightjar	Breeding	Summer													<i>n/a</i>
Woodlark	Breeding	Summer													<i>n/a</i>

### Guide to terms:

**Breeding** – present on a site during the normal breeding period for that species

**Non-breeding** - present on a site outside of the normal breeding period for that species (includes passage and winter periods).

**Summer** – the period generally from April to July inclusive

**Passage** - the periods during the autumn and spring when migratory birds are moving between breeding areas and wintering areas. These periods are not strictly defined but generally include the months of July – October inclusive (autumn passage) and March – April inclusive (spring passage).

**Winter** - the period generally from November to February inclusive.

**Table 1: Supplementary Advice for Qualifying Features: A224. *Caprimulgus europaeus*; European nightjar (Breeding)**

Attributes		Targets	Supporting and Explanatory Notes	Sources of site-based evidence (where available)
<b>Breeding population (within the SPA)</b>	<b>Population abundance</b>	Restore the size of the breeding Nightjar population to a level which is consistently above 109 males, whilst avoiding deterioration from its current level as indicated by the latest mean peak count or equivalent.	<p>This will sustain the site's population and ensures it contributes to a viable local, national and bio-geographic population. Due to the mobility of birds and the dynamic nature of population change, the target-value given for the abundance of this feature is considered to be the minimum standard for conservation/restoration measures to achieve. This minimum-value may be revised where there is evidence to show that a population's size has significantly changed as a result of natural factors or management measures and has been stable at or above a new level over a considerable period. The values given here may also be updated in future to reflect any strategic objectives which may be set at a national level for this feature.</p> <p>Given the likely fluctuations in numbers over time, any impact-assessments should focus on the current abundance of the site's population, as derived from the latest known or estimated level established using the best available data. This advice accords with the obligation to avoid deterioration of the site or significant disturbance of the species for which the site is classified, and seeks to avoid plans or projects that may affect the site giving rise to the risk of deterioration. Similarly, where there is evidence to show that a feature has historically been more abundant than the stated minimum target and its current level, the ongoing capacity of the site to accommodate the feature at such higher levels in future should also be taken into account.</p> <p>Maintaining or restoring bird abundance depends on the suitability of the site. However, factors affecting suitability can also determine other demographic rates of birds using the site including survival (dependent on factors such as body condition which influences the ability to breed or make foraging and / or migration movements) and breeding productivity. Adverse anthropogenic impacts on either of these rates may precede changes in population abundance (e.g. by changing proportions of birds of different ages) but eventually may negatively affect abundance. These rates can be measured/estimated to inform judgements of likely impacts on abundance targets. As a migratory species, population abundance may also be influenced by factors on wintering grounds and migratory routes outside of the United Kingdom.</p>	

Attributes		Targets	Supporting and Explanatory Notes	Sources of site-based evidence (where available)
			<p>Unless otherwise stated, the population size will be that measured using standard methods such as peak mean counts or breeding surveys. This value is also provided recognising there will be inherent variability as a result of natural fluctuations and margins of error during data collection. Whilst we will endeavour to keep these values as up to date as possible, local Natural England staff can advise on whether the figures stated are the best available.</p> <p>The population objective is under review due to the unusual conditions in Sandlings Forest following the 1987 gale that felled most of the trees, leading the creation of a larger than normal area of optimum open habitat which supported a peak in ground-nesting bird numbers. A more realistic population target is currently being modelled, and this document will be updated when this has been agreed.</p>	
<b>Supporting habitat (both within and outside the SPA): disturbance</b>	<b>Minimising disturbance caused by human activity</b>	Reduce the frequency, duration and/or intensity of disturbance affecting nesting, roosting, foraging or feeding Nightjars so that the population is not significantly disturbed.	<p>The nature, scale, timing and duration of some human activities can result in the disturbance of birds at a level that may substantially affect their behaviour, and consequently affect the long-term viability of the population. Such disturbing effects can for example result in changes to feeding or roosting behaviour, increases in energy expenditure due to increased flight, abandonment of nest sites and desertion of supporting habitat (both within or outside the designated site boundary where appropriate). This may undermine successful nesting, rearing, feeding and/or roosting, and/or may reduce the availability of suitable habitat as birds are displaced and their distribution within the site contracts. Disturbance associated with human activity may take a variety of forms including noise, light, sound, vibration, trampling, presence of people, animals and structures.</p> <p>This may become more of an issue as the population recovers and if an increase in development locally leads to an increase in recreational pressure in the Sandlings.</p>	
<b>Supporting habitat (both within and outside the SPA): extent and distribution</b>	<b>Extent and distribution of supporting breeding habitat</b>	Restore the extent, distribution and availability of suitable breeding habitat which supports Nightjar for all the necessary stages of its breeding cycle (courtship, nesting, feeding)	<p>Conserving or restoring the extent of supporting habitats and their range will be key to maintaining the site's ability and capacity to support the SPA population. The information available on the extent and distribution of supporting habitat used by the feature may be approximate depending to the nature, age and accuracy of data collection.</p> <p>This target will apply to any supporting habitat which is known to occur</p>	<p>FORESTRY COMMISSION, 2008. Rendlesham. Forest Design Plan</p> <p>FORESTRY COMMISSION, 2007.</p>

Attributes		Targets	Supporting and Explanatory Notes	Sources of site-based evidence (where available)
			<p>outside the site boundary.</p> <p>The overall area of suitable habitat with the correct vegetation characteristics for nesting and feeding should be maintained, although the distribution will vary as areas of plantation mature or are felled.</p>	Tunstall Forest Design Plan.
<b>Supporting habitat (both within and outside the SPA): function/ supporting process</b>	<b>Connectivity with supporting habitats</b>	Restore the safe passage of Nightjars moving between nesting and feeding areas.	<p>The ability of the feature to safely and successfully move between feeding and nesting areas using flight-lines and movement routes is critical to their breeding success and to adult fitness and survival. This target will apply within the site boundary and where birds regularly move to and from off-site habitat where this is relevant.</p> <p>The foraging range of nightjar is known to extend up to several kilometres from their nest sites.</p> <p>Restoring the habitat within the SPA will increase the availability and suitability for the interest features, contributing to the recovery of the population.</p>	
<b>Supporting habitat (both within and outside the SPA): function/ supporting process</b>	<b>Conservation measures</b>	Restore management or other measures (whether within and/or outside the site boundary as appropriate) necessary to restore the structure, function and/or the supporting processes associated with breeding Nightjar and its supporting habitats.	<p>Active and ongoing conservation management is often needed to protect, maintain or restore this feature at this site. Other measures may also be required, and in some cases, these measures may apply to areas outside of the designated site boundary in order to achieve this target.</p> <p>Further details about the necessary conservation measures for this site can be provided by Natural England. This information will typically be found within, where applicable, supporting documents such as Natura 2000 Site Improvement Plan, Site Management Strategies or Plans, the Views about Management Statement for the underpinning SSSI and/or management agreements.</p> <p>Measures are needed to provide sufficient habitat to support target population.</p>	<p>FORESTRY COMMISSION, 2008. Rendlesham. Forest Design Plan.</p> <p>FORESTRY COMMISSION, 2007. Tunstall Forest Design Plan.</p> <p>NATURAL ENGLAND, 2015. Site Improvement Plan: Sandlings (<a href="#">SIP210</a>).</p> <p>ENGLISH NATURE, 2005. <a href="#">Views about the management of Sandlings Forest SSSI.</a></p>
<b>Supporting habitat</b>	<b>Food availability</b>	Maintain or restore the distribution, abundance and	The availability of an abundant food supply is critically important for successful breeding, adult fitness and survival and the overall	

Attributes		Targets	Supporting and Explanatory Notes	Sources of site-based evidence (where available)
<b>(both within and outside the SPA): function/ supporting process</b>	<b>within supporting habitat</b>	availability of key prey items (e.g. moths, beetles) at prey sizes preferred by Nightjars.	sustainability of the population. As a result, inappropriate management and direct or indirect impacts which may affect the distribution, abundance and availability of prey may adversely affect the population.	
<b>Supporting habitat (both within and outside the SPA): structure</b>	<b>Landscape</b>	Restore the amount of open and unobstructed patches within nesting and foraging areas, including areas of clear-fell, windfall, wide tracks, open forest and heath.	<p>This feature is known to favour large areas of open terrain, largely free of obstructions, in and around its nesting, roosting and feeding areas. Often there is a need to maintain an unobstructed line of sight within nesting, feeding or roosting habitat to detect approaching predators, or to ensure visibility of displaying behaviour. An open landscape may also be required to facilitate movement of birds between the SPA and any off-site supporting habitat.</p> <p>Restoring the habitat within the SPA will increase the availability and suitability for the interest features, contributing to the recovery of the population.</p>	
<b>Supporting habitat (within the SPA): function/ supporting process</b>	<b>Air quality</b>	Restore as necessary the concentrations and deposition of air pollutants to below the site-relevant Critical Load or Level values given for this feature of the site on the Air Pollution Information System ( <a href="http://www.apis.ac.uk">www.apis.ac.uk</a> ).	The structure and function of the habitats which support this SPA feature may be sensitive to changes in air quality. Exceeding critical values for air pollutants may result in changes to the chemical status of its habitat substrate, accelerating or damaging plant growth, altering vegetation structure and composition and thereby affecting the quality and availability of nesting, feeding or roosting habitats. Critical Loads and Levels are thresholds below which such harmful effects on sensitive UK habitats will not occur to a noteworthy level, according to current levels of scientific understanding. There are critical levels for ammonia (NH <sub>3</sub> ), oxides of nitrogen (NO <sub>x</sub> ) and sulphur dioxide (SO <sub>2</sub> ), and critical loads for nutrient nitrogen deposition and acid deposition. It is recognised that achieving this target may be subject to the development, availability and effectiveness of abatement technology and measures to tackle diffuse air pollution, within realistic timescales. There are currently no critical loads or levels for other pollutants such as Halogens, Heavy Metals, POPs, VOCs or Dusts. These should be considered as appropriate on a case-by-case basis. Ground level ozone is regionally important as a toxic air pollutant but flux-based critical levels for the protection of semi-natural habitats are still under development.	More information about site-relevant Critical Loads and Levels for this SPA is available by using the 'search by site' tool on the Air Pollution Information System ( <a href="http://www.apis.ac.uk">www.apis.ac.uk</a> ).

Attributes		Targets	Supporting and Explanatory Notes	Sources of site-based evidence (where available)
			The critical loads for nitrogen deposition are currently being exceeded for some supporting habitat (November 2018)	
<b>Supporting habitat (within the SPA): predation</b>	<b>Predation</b>	Reduce the predation and disturbance of breeding Nightjar caused by native and non-native predators.	<p>This will ensure that breeding productivity (number of chicks per pair) and survival are sustained at rates that maintain or restore the abundance of the feature. Impacts to breeding productivity can result directly from predation of eggs, chicks, juveniles and adults, and also from significant disturbance. The presence of predators can influence bird behaviours, such as abandonment of nest sites or reduction of effective feeding. Where evidence suggests predator management is required, measures can include their exclusion through fencing and scaring or by direct control. Any such measures must consider the legal protection of some predators, as well as the likely effects of such control on other qualifying features.</p> <p>Predation is not considered to be a problem at present, but this may change as the population recovers.</p>	
<b>Supporting habitat (within the SPA): structure</b>	<b>Vegetation characteristics</b>	Restore the mix of vegetation (optimal conditions normally with vegetation mostly of 20-60 cm with frequent bare patches of >2 m <sup>2</sup> , 10-20% bare ground and <50% tree/scrub cover overall; trees <2 m in height) throughout the nesting area.	<p>The height, cover, variation and composition of vegetation are often important characteristics of habitats supporting this feature which enable successful nesting/rearing/concealment/roosting. Many bird species will have specific requirements that conservation measures will aim to maintain, for others such requirements will be less clear.</p> <p>Activities that may directly or indirectly affect the vegetation of supporting habitats and modify these characteristics may adversely affect the feature.</p> <p>Restoring the habitat within the SPA will increase the availability and suitability for the interest features, contributing to the recovery of the population.</p>	
<b>Supporting habitat: function/supporting process</b>	<b>Adaptation and resilience</b>	Maintain the ability of the feature's supporting habitats to adapt or evolve to wider environmental change, either within or external to the site	<p>This recognises the increasing likelihood of natural habitat features needing to absorb or adapt to wider environmental changes. Resilience may be described as the ability of an ecological system to cope with, and adapt to environmental stress and change whilst retaining the same basic structure and ways of functioning.</p> <p>Such environmental changes may include changes in sea levels, precipitation and temperature for example, which are likely to affect the</p>	NATURAL ENGLAND, 2015. Climate Change Theme Plan and supporting NBCCV Assessments for SACs and SPAs [both available at <a href="http://publications.natur">http://publications.natur</a>

Attributes		Targets	Supporting and Explanatory Notes	Sources of site-based evidence (where available)
			<p>extent, distribution, composition and functioning of a feature within a site. Achieving resilience in forest habitats may require changes in tree species composition and silvicultural methods.</p> <p>The vulnerability and response of features to such changes will vary. The overall vulnerability of this SPA to climate change has been assessed by Natural England as being low, taking into account the sensitivity, fragmentation, topography and management of its habitats. These sites are considered to be vulnerable overall but are a lower priority for further assessment and action. Individual species may be more or less vulnerable than their supporting habitat itself. In many cases, change will be inevitable so appropriate monitoring would be required.</p> <p>Using best available information, any necessary or likely adaptation or adjustment by the feature and its management in response to actual or expected climatic change should be allowed for, as far as practicable, in order to ensure the feature's long-term viability.</p>	<a href="http://alengland.org.uk/publication/4954594591375360">alengland.org.uk/publication/4954594591375360</a> .
<p><b>Version Control</b>  Advice last updated: <b>1 March 2019</b>  Extent / distribution of supporting habitat: additional text to reflect that area of habitat may be maintained but distribution may vary across the site  Population abundance: additional text to clarify the unusual conditions in the Sandlings Forest which influenced the current baseline population levels.</p>				
<p><b>Variations from national feature-framework of integrity-guidance:</b> n/a</p>				

**Table 2: Supplementary Advice for Qualifying Features: A246. *Lullula arborea*; Woodlark (Breeding)**

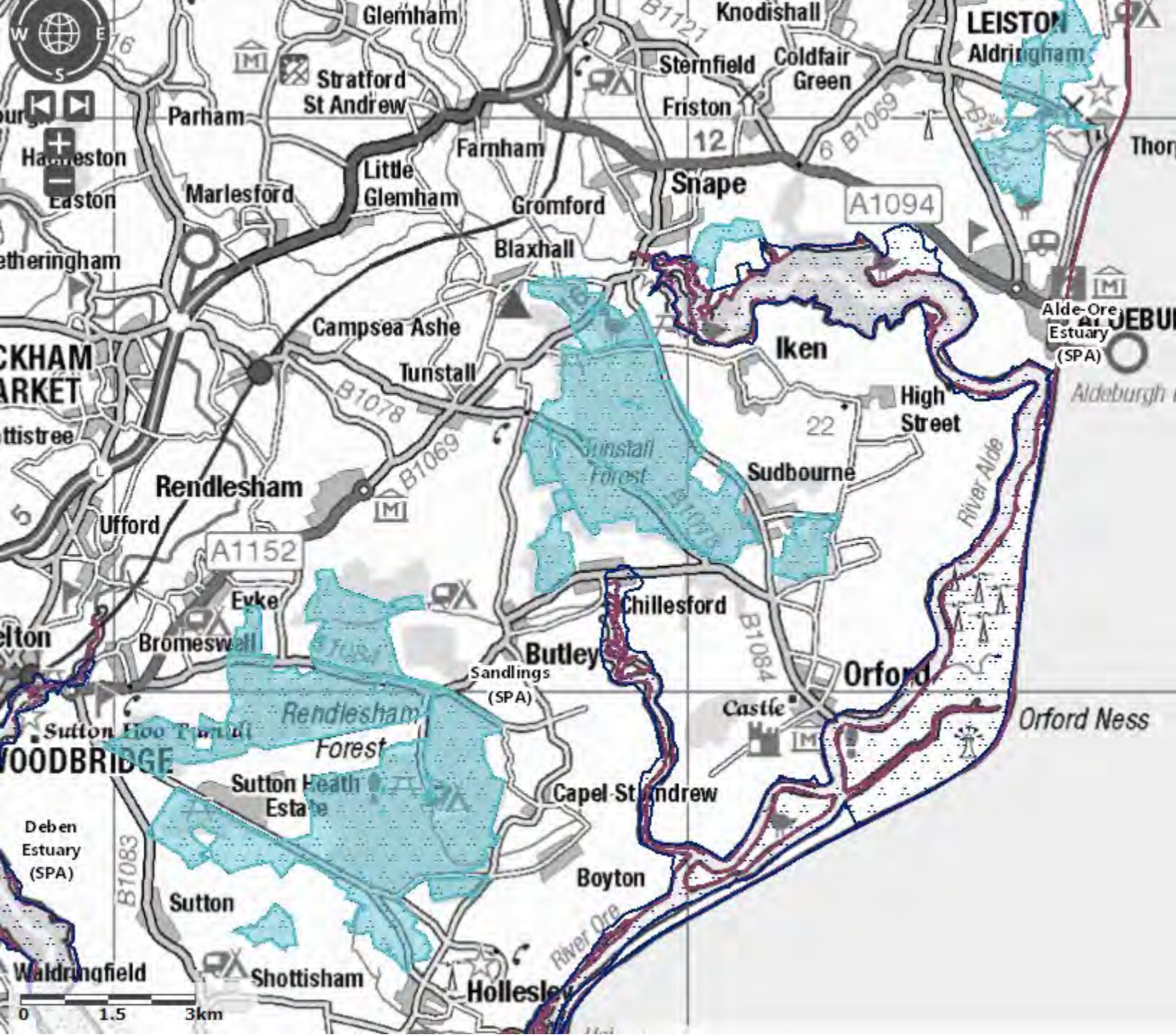
Attributes		Targets	Supporting and Explanatory Notes	Sources of site-based evidence (where available)
<b>Breeding population (within the SPA)</b>	<b>Population abundance</b>	Restore the size of the breeding Woodlark population to a level which is consistently above 154 breeding pairs, whilst avoiding deterioration from its current level as indicated by the latest mean peak count or equivalent.	<p>See notes for this attribute in Table 1 above.</p> <p>The population objective is under review due to the unusual conditions in Sandlings Forest following the 1987 gale that felled most of the trees, leading the creation of a larger than normal area of optimum open habitat which supported a peak in ground-nesting bird numbers. A more realistic population target is currently being modelled, and this document will be updated when this has been agreed.</p>	
<b>Supporting habitat (both within and outside the SPA): disturbance</b>	<b>Minimising disturbance caused by human activity</b>	Reduce the frequency, duration and/or intensity of disturbance affecting nesting, roosting, foraging or feeding birds so that the breeding Woodlark population is not significantly disturbed.	<p>The nature, scale, timing and duration of some human activities can result in the disturbance of birds at a level that may substantially affect their behaviour, and consequently affect the long-term viability of the population. Such disturbing effects can for example result in changes to feeding or roosting behaviour, increases in energy expenditure due to increased flight, abandonment of nest sites and desertion of supporting habitat (both within or outside the designated site boundary where appropriate). This may undermine successful nesting, rearing, feeding and/or roosting, and/or may reduce the availability of suitable habitat as birds are displaced and their distribution within the site contracts. Disturbance associated with human activity may take a variety of forms including noise, light, sound, vibration, trampling, presence of people, animals and structures.</p> <p>This may become more of an issue as the population recovers and if an increase in development locally leads to an increase in recreational pressure in the Sandlings.</p>	
<b>Supporting habitat (both within and outside the SPA): extent and distribution</b>	<b>Extent and distribution of supporting breeding habitat</b>	Restore the extent, distribution and availability of suitable breeding habitat which supports the feature for all necessary stages of its breeding cycle (courtship, nesting, feeding)	Conserving or restoring the extent of supporting habitats and their range will be key to maintaining the site's ability and capacity to support the SPA population. The information available on the extent and distribution of supporting habitat used by the feature may be approximate depending to the nature, age and accuracy of data collection. This target will apply to any supporting habitat which is known to occur outside the site boundary [give details if relevant].	<p>FORESTRY COMMISSION, 2008. Rendlesham. Forest Design Plan</p> <p>FORESTRY COMMISSION, 2007. Tunstall Forest Design</p>



Attributes		Targets	Supporting and Explanatory Notes	Sources of site-based evidence (where available)
			<p>Habitat management and extent has been established by FC modelling; this will be reviewed in 2020.</p> <p>Restoring the habitat within the SPA will increase the availability and suitability for the interest features, contributing to the recovery of the population.</p>	Plan.
<b>Supporting habitat (both within and outside the SPA): function/supporting process</b>	<b>Air quality</b>	Restore as necessary the concentrations and deposition of air pollutants to below the site-relevant Critical Load or Level values given for this feature of the site on the Air Pollution Information System ( <a href="http://www.apis.ac.uk">www.apis.ac.uk</a> ).	See notes for this attribute in Table 1 above.	More information about site-relevant Critical Loads and Levels for this SPA is available by using the 'search by site' tool on the Air Pollution Information System ( <a href="http://www.apis.ac.uk">www.apis.ac.uk</a> ).
<b>Supporting habitat (both within and outside the SPA): function/supporting process</b>	<b>Conservation measures</b>	Restore management or other measures (whether within and/or outside the site boundary as appropriate) necessary to restore the structure, function and/or the supporting processes associated with breeding Woodlark and its supporting habitats.	<p>Active and ongoing conservation management is often needed to protect, maintain or restore this feature at this site. Other measures may also be required, and in some cases, these measures may apply to areas outside of the designated site boundary in order to achieve this target. Further details about the necessary conservation measures for this site can be provided by Natural England. This information will typically be found within, where applicable, supporting documents such as Natura 2000 Site Improvement Plan, Site Management Strategies or Plans, the Views about Management Statement for the underpinning SSSI and/or management agreements.</p> <p>Habitat management and extent has been established by FC modelling; this will be reviewed in 2020</p>	<p>FORESTRY COMMISSION, 2008. Rendlesham. Forest Design Plan</p> <p>FORESTRY COMMISSION, 2007. Tunstall Forest Design Plan.</p> <p>NATURAL ENGLAND, 2015. Site Improvement Plan: Sandlings (<a href="#">SIP210</a>).</p> <p>ENGLISH NATURE, 2005. <a href="#">Views about the management of Sandlings Forest SSSI.</a></p>
<b>Supporting habitat (both within</b>	<b>Food availability within</b>	[Maintain or restore] the distribution, abundance and availability of key prey items	The availability of an abundant food supply is critically important for successful breeding, adult fitness and survival and the overall sustainability of the population. As a result, inappropriate management	

Attributes		Targets	Supporting and Explanatory Notes	Sources of site-based evidence (where available)
<b>and outside the SPA): function/ supporting process</b>	<b>supporting habitat</b>	(e.g. spiders, weevils, caterpillars) at preferred prey sizes preferred by breeding Woodlark.	and direct or indirect impacts which may affect the distribution, abundance and availability of prey may adversely affect the population.	
<b>Supporting habitat (both within and outside the SPA): structure</b>	<b>Landscape</b>	Restore open and unobstructed terrain, typically within at least 0.2 km of nesting areas, with no increase in tall (>0.2 m) vegetation cover to >50% of the site overall.	This feature is known to favour large areas of open terrain, largely free of obstructions, in and around its nesting, roosting and feeding areas. Often there is a need to maintain an unobstructed line of sight within nesting, feeding or roosting habitat to detect approaching predators, or to ensure visibility of displaying behaviour. An open landscape may also be required to facilitate movement of birds between the SPA and any off-site supporting habitat.	
<b>Supporting habitat (within the SPA): predation</b>	<b>Predation</b>	[Reduce or restrict] the predation and disturbance of breeding Woodlark caused by native and non-native predators.	This will ensure that breeding productivity (number of chicks per pair) and survival are sustained at rates that maintain or restore the abundance of the feature. Impacts to breeding productivity can result directly from predation of eggs, chicks, juveniles and adults, and also from significant disturbance. The presence of predators can influence bird behaviours, such as abandonment of nest sites or reduction of effective feeding. Where evidence suggests predator management is required, measures can include their exclusion through fencing and scaring or by direct control. Any such measures must consider the legal protection of some predators, as well as the likely effects of such control on other qualifying features.	Predation is not considered to be a problem at present, but this may change as the population recovers.
<b>Supporting habitat (within the SPA): structure</b>	<b>Vegetation characteristics</b>	Restore the mix of trees, ground vegetation and bare ground (including frequency of bare patches of <0.5 ha within mosaic of short (<5 cm) to medium (10-20 cm) ground vegetation, and small clumps of shrubs or trees scattered throughout nesting and feeding areas.	The height, cover, variation and composition of vegetation are often important characteristics of habitats supporting this feature which enable successful nesting/rearing/concealment/roosting and/or displaying. Many bird species will have specific requirements that conservation measures will aim to maintain, for others such requirements will be less clear. Activities that may directly or indirectly affect the vegetation of supporting habitats and modify these characteristics may adversely affect the feature.  Restoring the habitat within the SPA will increase the availability and suitability for the interest features, contributing to the recovery of the population.	

Attributes		Targets	Supporting and Explanatory Notes	Sources of site-based evidence (where available)
<b>Supporting habitat: function/ supporting process</b>	<b>Adaptation and resilience</b>	Maintain the ability of the feature's supporting habitats to adapt or evolve to wider environmental change, either within or external to the site	<p>This recognises the increasing likelihood of natural habitat features needing to absorb or adapt to wider environmental changes. Resilience may be described as the ability of an ecological system to cope with, and adapt to environmental stress and change whilst retaining the same basic structure and ways of functioning. Such environmental changes may include changes in sea levels, precipitation and temperature for example, which are likely to affect the extent, distribution, composition and functioning of a feature within a site.</p> <p>The vulnerability and response of features to such changes will vary. The overall vulnerability of this SPA to climate change has been assessed by Natural England as being low, taking into account the sensitivity, fragmentation, topography and management of its habitats. These sites are considered to be vulnerable overall but are a lower priority for further assessment and action. Individual species may be more or less vulnerable than their supporting habitat itself. In many cases, change will be inevitable so appropriate monitoring would be required. Using best available information, any necessary or likely adaptation or adjustment by the feature and its management in response to actual or expected climatic change should be allowed for, as far as practicable, in order to ensure the feature's long-term viability.</p>	NATURAL ENGLAND, 2015. Climate Change Theme Plan and supporting NBCCV Assessments for SACs and SPAs [both available at <a href="http://publications.naturalengland.org.uk/publication/4954594591375360">http://publications.naturalengland.org.uk/publication/4954594591375360</a> ].
<p><b>Version Control</b>            Advice last updated: <b>1 March 2019</b>            Population abundance: additional text to clarify the unusual conditions in the Sandlings Forest which influenced the current baseline population levels.</p>				
<p><b>Variations from national feature-framework of integrity-guidance:</b> n/a</p>				



## *Appendix 4*



**Key**

- Site

**Walk Routes:**

- 2.1km approx
- 2km approx

N

Base Image © Google Earth 2019

0 100 200  
Metres

Project: PS-2018-0645 Rendlesham

Drawing title: c.2km Walk Route Options

Drawing no: 2018/0645 | WR1

Rev.0 Date: Dec 2019

Scale: 1:5000 @ A4 Drawn: TP

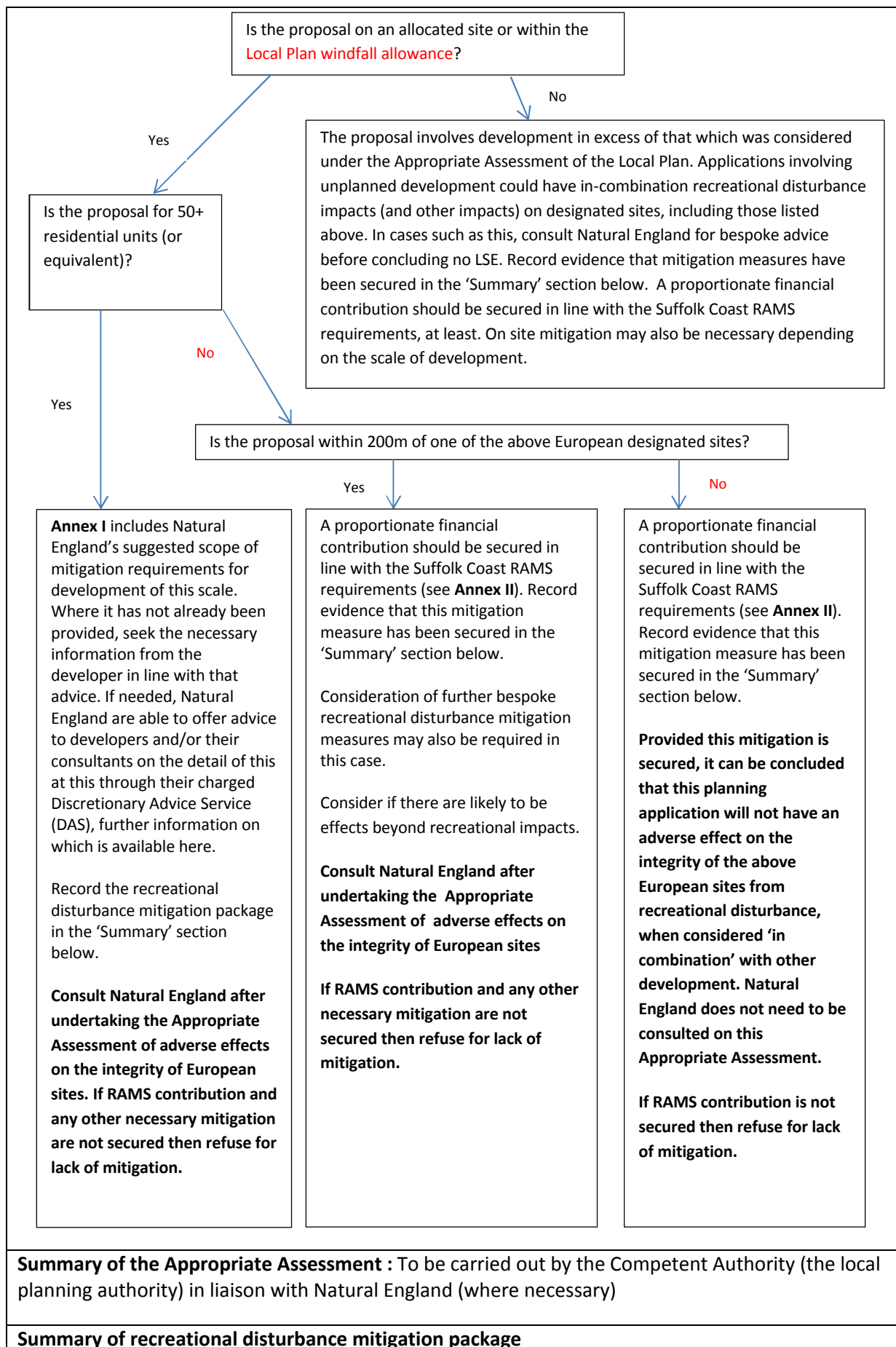
# *Appendix 5*





**HRA Stage 2: Appropriate Assessment**

**Test 2 – the integrity test:** The applicant must provide sufficient evidence to allow the Appropriate Assessment to be made, which is the stage at which avoidance and/or mitigation measures can be considered



This proposal is for 9 dwellings which are not in an allocated site, they are then considered to be windfall dwellings. There are less than 50 dwellings on the site and not within 200m of the European Protected Sites.

Within the application there is no S111 form or S106 agreed. The payment that is required as the proposal site is in area B, £321.22 per dwelling. The total would be £2890.98.

Within the site there is no mitigation provided as detailed within the site plan or the supporting information.

As there is no mitigation provided on the site, the proposal is going to be recommended for refusal on this basis.

### **Conclusion**

*Having considered the proposed avoidance and mitigation measures above, East Suffolk conclude that with mitigation the project will have an Adverse Effect on the Integrity of the European sites included within the Suffolk Coast RAMS.*

*Having made this appropriate assessment of the implications of the plan or project for the site in view of that this site conservation objectives, and having consulted Natural England and fully considered any representation received (where necessary), the authority may now agree to the plan or project under regulation 63 of the Conservation of Habitats and Species Regulations 2017.*

### **Local Planning Authority Case Officer comments, signed and dated:**

**24/10/19 – Jane Rodens**

## **Annex I – Natural England’s recommendations for larger scale residential developments within the 13 km Suffolk Coast RAMS zone of influence (50 units +, or equivalent, as a guide)**

Developments of this scale should include provision of well-designed open space/green infrastructure, proportionate to its scale. Such provisions can help minimise any predicted increase in recreational pressure to the European sites by containing the majority of recreation within and around the development site boundary away from European sites. We advise that the Suitable Accessible Natural Green Space (SANGS) guidance here can be helpful in designing this; it should be noted that this document is specific to the SANGS creation for the Thames Basin Heaths, although the broad principles are more widely applicable. As a minimum, we advise that such provisions should include:

- High-quality, informal, semi-natural areas
- Circular dog walking routes of 2.7 km<sup>1</sup> within the site and/or with links to surrounding public rights of way (PRoW)
- Dedicated ‘dogs-off-lead’ areas
- Signage/information leaflets to householders to promote these areas for recreation
- Dog waste bins
- A commitment to the long term maintenance and management of these provisions

Natural England would be happy to advise developers and/or their consultants on the detail of this at the pre-application stage through our charged Discretionary Advice Service (DAS), further information on which is available here.

However, the unique draw of the above European sites means that, even when well-designed, ‘on-site’ provisions are unlikely to fully mitigate impacts when all residential development within reach of the coast is considered together ‘in combination’. We therefore advise that consideration of ‘off-site’ measures (i.e. in and around the relevant European designated site(s)) is also required as part of the mitigation package for predicted recreational disturbance impacts in these cases. Such measures are to be delivered strategically through the Suffolk Coast RAMS to make the sites more resilient to increased recreational pressures. A proportionate financial contribution should therefore be secured from these developments in line with the Suffolk Coast RAMS.

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<sup>1</sup> Taken from *Jenkinson, S., (2013), Planning for dog ownership in new developments: reducing conflict – adding value. Access and greenspace design guidance for planners and developers*

**Annex II – Natural England’s recommendations for smaller scale residential developments within the 13 km Suffolk Coast RAMS zone of influence (0-49 units, or equivalent, as a guide) which are not within/directly adjacent to a European designated site**

Whilst the provision of well-designed open space/green infrastructure on site or contributions towards strategic green infrastructure in your district is to be welcomed for developments of this scale, we advise that consideration of ‘off-site’ measures (i.e. in and around the relevant European designated site(s)) is required as mitigation for predicted recreational disturbance impacts in these cases as a minimum. Such measures are to be delivered strategically through the Suffolk Coast RAMS to make the sites more resilient to increased recreational pressures. A proportionate financial contribution should therefore be secured from these developments in line with the Suffolk Coast RAMS.

## *Appendix 6*

DATED

27 January

2016

*mb*  
*IP*  
*HM*

SUFFOLK COASTAL DISTRICT COUNCIL (1)

BENTWATERS PARK LIMITED (2)

LILIAS MULGRAVE SHEEPHANKS OBE (3)

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**PUBLIC PATH CREATION AGREEMENT**

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Relating to the Creation of a Public Bridleway at Rendlesham

**Birketts**

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Ipswich  
Suffolk IP1 1HZ

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Practice Management Standard  
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PUBLIC PATH CREATION AGREEMENT

HIGHWAYS ACT 1980

SUFFOLK COASTAL DISTRICT COUNCIL

(BRIDLEWAY NO 12 RENDLESHAM)

PUBLIC PATH CREATION AGREEMENT 2014

**THIS PUBLIC PATH CREATION AGREEMENT** is made the <sup>27<sup>th</sup></sup> day of *January* Two Thousand and ~~Fourteen~~ <sup>Fifteen</sup> ~~Sixteen~~ <sup>Sixteen</sup> BETWEEN SUFFOLK COASTAL DISTRICT COUNCIL of the Council Offices, Melton Hill, Woodbridge, Suffolk, IP12 1AU ("**the Council**") (1); BENTWATERS PARKS LIMITED of The Control Tower, Rendlesham, Woodbridge, Suffolk, IP12 2TW ("**the First Owner**") (2); and LILIAS MULGRAVE SHEEPHANKS OBE of The Rookery, Eyke, Woodbridge, Suffolk, IP12 2RR ("**the Second Owner**") (3).

*W.P.  
and  
H.M.*

**WHEREAS:**

1. The First Owner is the owner of land in the Parish of Rendlesham registered at HM Land Registry under Title Numbers SK176310 and SK176307, as shown edged red on Plan 1 annexed hereto, and in particular, the First Owner owns those pieces of land described in the First Schedule as shown by a black dashed line between points D-E-E1-F-G on Plan 3 annexed hereto ("**the First Land**").
2. The Second Owner is the owner of land in the Parish of Rendlesham registered at HM Land Registry under Title Number SK225053, as shown edged red on Plan 2 annexed hereto, and in particular, the Second Owner owns those pieces of land described in the First Schedule as shown by a black dashed line between points A – D on Plan 3 annexed hereto ("**the Second Land**").
3. The First Owner has applied to the Council for the granting of full planning permission for the change of use of buildings and moving a section of fence at the former RAF Bentwaters, Bentwaters Park, Rendlesham, Woodbridge, Suffolk, registered by the Council as application number C/10/3239 ("**the Planning Permission**").
4. Upon grant of the Planning Permission, the First Owner intends to dedicate a public right of way as a bridleway over the First Land and the Second Owner intends to dedicate a public right of way as a bridleway over the Second Land.
5. The Council has had due regard to the needs of agriculture forestry and nature conservation in concluding this Agreement.



6. Suffolk County Council as Highway Authority has been consulted in accordance with Section 25(3) of the Highways Act 1980 and supports the dedications subject to compliance with the provisions for works as set out in the Second Schedule ("**the Bridleway Works**").
7. This Agreement is made in pursuance of the Highways Act 1980 Section 25 and all other enabling powers.

**NOW IT IS HEREBY AGREED as follows:-**

1. Upon the "**the Dedication Date**", being the earlier of:-
  - 1.1 The expiration of a period of 13 weeks, from the grant of Planning Permission (either by the Council, the Secretary of State or a Planning Inspector on behalf of the Secretary of State) substantially in the form contained in the recommendation which forms a part of the Council's report to its Development Control Committee on 13 November 2014 as attached to this Agreement ("**the Recommendation**") without any legal challenge (whether via Judicial Review or under s288 of the Town and Country Planning Act 1990 or similar) to the Planning Permission having been made ("**the Appeal Period**"); or
  - 1.2 The final disposal of any legal challenge to the Planning Permission, provided that the outcome of that challenge is to leave in place the grant of planning permission substantially in the form of the Recommendation;

the First Owner:-

- 1.3 in consideration of the execution of the Bridleway Works, hereby dedicates for use by the public for the purpose of a bridleway ALL THE First Land to the intent that it shall hereafter be enjoyed by the public as a bridleway subject to the limitations described in the First Schedule;
- 1.4 hereby covenants to carry out and complete the Bridleway Works to the reasonable satisfaction of Suffolk County Council within a period of 6 months of the Dedication Date.
2. Upon the Dedication Date, the Second Owner:-
  - 2.1 in consideration of the execution of the Bridleway Works by the First Owner hereby dedicates for use by the public for the purpose of a bridleway ALL THE Second Land to the intent that it shall hereafter be enjoyed by the public as a bridleway subject to the limitations described in the First Schedule.
3. The dedications referred to in clauses 1 and 2 shall become effective and unconditional on the date upon which Suffolk County Council confirms in writing to

the Council that the Bridleway Works have been completed to its reasonable satisfaction.

4. It is hereby declared that the Contracts (Rights of Third Parties) Act 1999 shall not apply to this Agreement.
5. This Agreement shall cease to have effect if the Planning Permission is refused, or is quashed, revoked or otherwise withdrawn during the Appeal Period.

**IN WITNESS** whereof the parties have executed this Instrument as a Deed the day and year first before written

## THE FIRST SCHEDULE

### DESCRIPTION OF SITE OF DEDICATED BRIDLEWAY

**Bridleway No 12 Rendlesham** – Commencing at OS grid reference TM34125296 at point 'A' on Plan 3 annexed hereto at a junction with the U3714 road and running on the north west side of the existing Bentwaters Parks Limited perimeter fence first in a generally south westerly direction for a distance of approximately 270 metres from point 'A' to a junction with Footpath No 10 Rendlesham at OS grid reference TM33865283 at point 'B' on Plan 3 annexed hereto and then continuing generally <sup>south</sup> south westerly for a distance of approximately 255 metres to a point at OS grid reference TM33635272 at point 'C' on Plan 3 annexed hereto and then proceeding in a generally south westerly and then south south easterly direction for a distance of approximately 170 metres to a point at OS grid reference TM33645255 at point 'D' on Plan 3 annexed hereto and then continuing across the western end of Bentwaters Parks Limited land in a generally south south easterly direction for a distance of approximately 240 metres to a point at OS grid reference TM33745233 at point 'E' on Plan 3 annexed hereto and then continuing in a generally easterly then east north easterly and then southerly direction for a distance of approximately 240 metres to a point at Bentwaters Parks Limited perimeter fence at OS grid reference TM33965236 at point 'E1' on Plan 3 annexed hereto and then continuing through woodland for a distance of approximately 10 metres to a junction with Footpath No 9 Rendlesham at OS grid reference TM33965233 at point 'F' on Plan 3 annexed hereto and then continuing in a southerly and then westerly direction for a distance of approximately <sup>4.0</sup> 200 metres over land which includes the entire width of Footpath No 9 Rendlesham to a point at OS grid reference TM33805211 at point G on Plan 3 annexed hereto a total distance of approximately <sup>1385</sup> 1595 metres

Width: 3 metres

#### Limitations

Two wooden bollards at point 'A' on Plan 3 annexed hereto leaving a 1.5 metre central gap

Two wooden bollards at point 'D' on Plan 3 annexed hereto leaving a 1.5 metre central gap

Two wooden bollards at point 'E1' on Plan 3 annexed hereto leaving a 1.5 metre central gap

## THE SECOND SCHEDULE

### THE BRIDLEWAY WORKS

At point A:

Install standard Suffolk County Council standard signpost with bridleway fingerboard

Install two wooden bollards leaving a 1.5 metre central gap.

At point B:

Install standard Suffolk County Council standard waymarker post with bridleway and footpath waymarker discs and discs to indicate 'No Horses, No cycles' on Footpath No 10.

Between points A-B-C-D:

Clear scrubland where necessary and make up a solid, level and stable surface and reseed as necessary to establish a grass surface with a short sward.

At point D:

Create a 3 metre wide gap in the existing Bentwaters Parks Limited perimeter fence and install two wooden bollards leaving a 1.5 metre central gap

At point E1:

Create a 3 metre wide gap in existing Bentwaters Parks Limited perimeter fence and install two wooden bollards leaving a 1.5 metre central gap

Between D-E-E1:

Make up a solid, level and stable surface and reseed as necessary to establish a grass surface with a short sward.

Between E1- F-G:

Provide a 3 metre wide natural surface route and clear side growth and overhanging vegetation to provide 3.4 metre height clearance.

At point G:

Install standard Suffolk County Council standard signpost with bridleway fingerboard



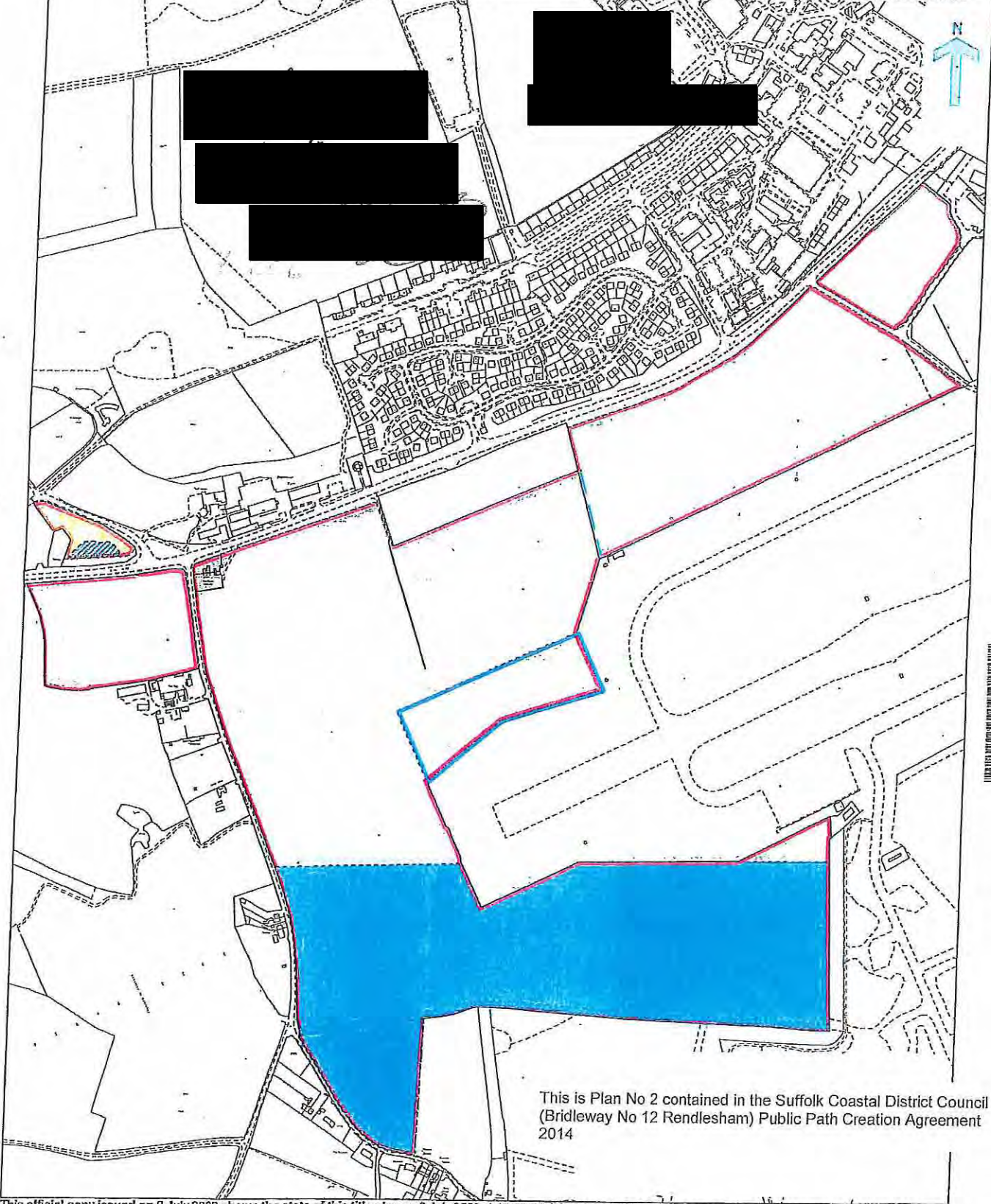


Land Registry  
Official copy of  
title plan

Title number SK225053  
Ordnance Survey map reference TM3352NE  
Scale 1:5000 reduced from 1:2500  
Administrative area Suffolk: Suffolk Coastal



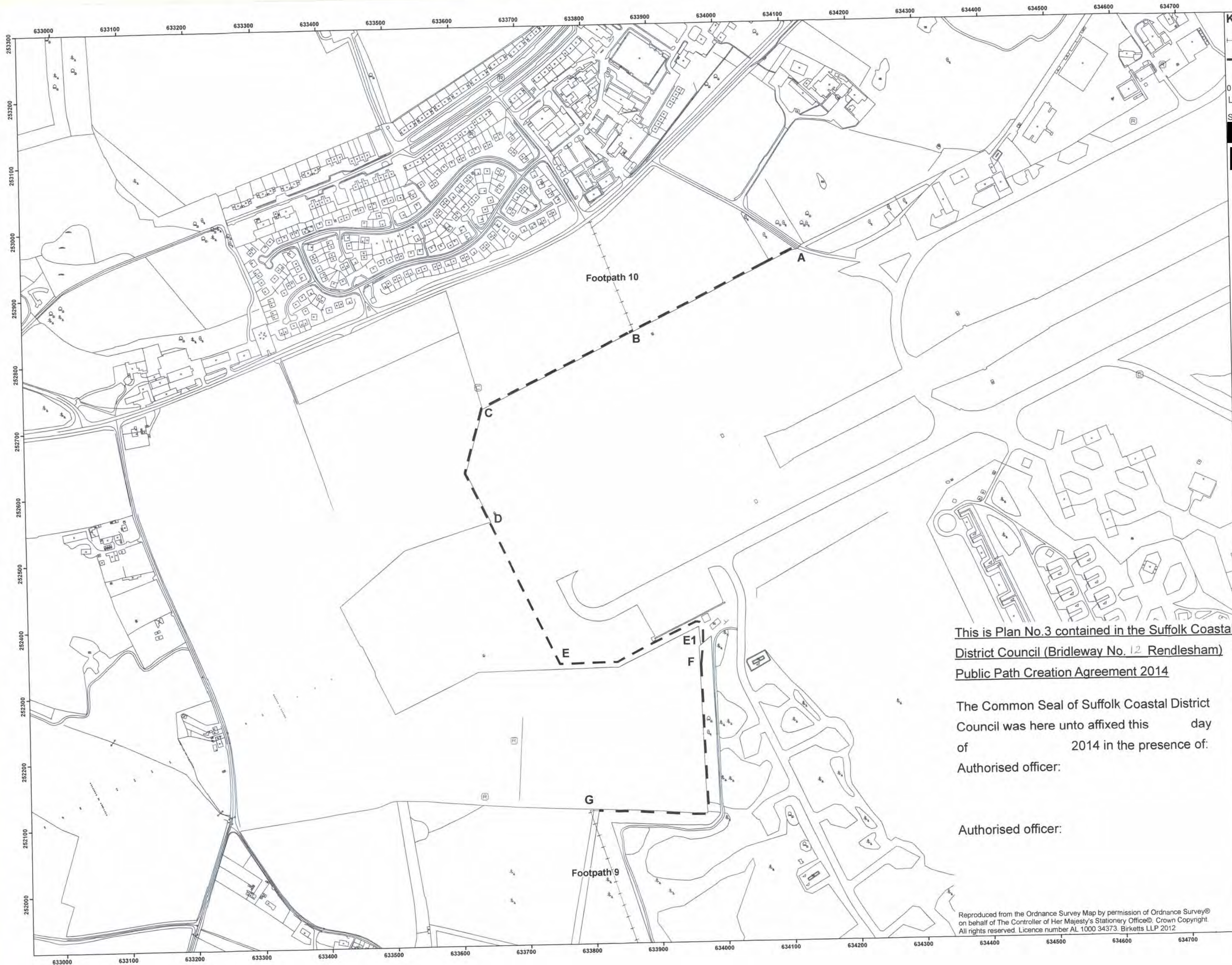
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This is Plan No 2 contained in the Suffolk Coastal District Council (Bridleway No 12 Rendlesham) Public Path Creation Agreement 2014

This official copy issued on 9 July 2009 shows the state of this title plan on 9 July 2009 at 12:02:52. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).  
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.  
This title is dealt with by Land Registry, Kingston upon Hull Office.

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**Key**

- Existing footpath
- Proposed bridleway

0 50 100  
Metres

Scale 1:2,500 at A1

This is Plan No.3 contained in the Suffolk Coastal District Council (Bridleway No. 12 Rendlesham) Public Path Creation Agreement 2014

The Common Seal of Suffolk Coastal District Council was here unto affixed this            day of            2014 in the presence of:  
 Authorised officer:

Authorised officer:

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DATED

*12<sup>th</sup> day of April*

2017

SUFFOLK COASTAL DISTRICT COUNCIL (1)

BENTWATERS PARKS LIMITED (2)

LILIAS MULGRAVE SHEEPSHANKS OBE (3)

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**Public Path Creation Variation Agreement**

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Relating to the Variation of a Public Bridleway Creation Agreement at Rendlesham

**PUBLIC PATH VARIATION AGREEMENT**

**HIGHWAYS ACT 1980**

**SUFFOLK COASTAL DISTRICT COUNCIL**

**(BRIDLEWAY NO 12 RENDLESHAM)**

**PUBLIC PATH VARIATION AGREEMENT 2017**

**THIS PUBLIC PATH VARIATION AGREEMENT** is made the *12<sup>th</sup>* day of *April* Two Thousand and Seventeen **BETWEEN** SUFFOLK COASTAL DISTRICT COUNCIL of the Council Offices, East Suffolk House, Riduna Park, Station Road, Melton, Woodbridge, IP12 1RT (**"the Council"**) (1); BENTWATERS PARKS LIMITED of The Control Tower, Rendlesham, Woodbridge, Suffolk, IP12 2TW (**"the First Owner"**) (2); and LILIAS MULGRAVE SHEEPSHANKS OBE of The Rookery, Eyke, Woodbridge, Suffolk, IP12 2RR (**"the Second Owner"**) (3).

**RECITALS**

1. On 27 January 2016 the Council, the First Owner and the Second Owner (together **"the Parties"**) entered into Public Path Creation Agreement Highways Act 1980 Suffolk Coastal District Council (Bridleway No 12 Rendlesham) Public Path Creation Agreement 2014 (**"the Original Agreement"**).
2. The First and Second Owners remain owners of the land as set out in the Original Agreement.
3. The Parties have agreed that it is necessary to amend the Original Agreement in order to give practical effect to Bridleway No 12 Rendlesham.

NOW IT IS HEREBY AGREED as follows: -

1. The number '6' in clause 1.4 of the Original Agreement is deleted and replaced with the number '12'.
2. Plan 3 annexed to the Original Agreement is replaced with the plan titled Plan 3 annexed hereto;
3. The First Schedule of the Original Agreement is replaced with the First Schedule of this Variation Agreement;
4. The Second Schedule of the Original Agreement is replaced with the Second Schedule of this Variation Agreement; and
5. The Contracts (Rights of Third Parties) Act 1999 shall not apply to this Agreement.

IN WITNESS whereof the parties have executed the Instrument as a Deed the day and year first before written.

## THE FIRST SCHEDULE

### DESCRIPTION OF SITE OF DEDICATED BRIDLEWAY

**Bridleway No 12 Rendlesham** - Commencing at Ordnance Survey Grid Reference (OSGR) 63410 25297 (point A) at a junction with the U3714 road and proceeding through trees for 40 metres in a generally south-westerly direction to the edge of the wood at OSGR 63407 25294 (point A1); continuing as a headland path running on the north-west side of the Bentwaters Parks Ltd perimeter fence for 232 metres in a west-south-west direction to the junction with Rendlesham public footpath 10 at OSGR 63387 25283 (point B); continuing for 258 metres to OSGR 63363 25272 (point C); changing to a south-south-westerly direction on the west side of the perimeter fence for 101 metres to OSGR 63361 25262 and then south-south-easterly for 84 metres to OSGR 63364 25255 (point D); passing through a gap in the fence and continuing along the west side of the perimeter fence for 244 metres to OSGR 63375 25233 (point E); changing to an easterly, then east-north-easterly direction along the north side of the outer perimeter fence for 219 metres to OSGR 63396 25239 (point E1); changing to a southerly direction passing through a gap in the fence and continuing for 29 metres along the western side of the perimeter fence to OSGR 63396 25236 (point F); then continuing for 254 metres between the old hedge boundary on the west and woodland to the east, to OSGR 63397 25210; changing to a westerly direction for 180 metres, between the hedge to the north and woodland to the south, to a junction with Rendlesham public footpath 9 at OSGR 63379 25211 (point G).

Width: 3 metres throughout, save for at point D and point E1 (see limitations below).

Between OSGR 63407 25294 (point A1) and OSGR 63364 25255 (point D) – the 3 metre width to be measured from the base of the perimeter fence.

Between OSGR 63364 25255 (point D) and OSGR 63396 25239 (point E1) – the 3 metre width to be measured starting one metre away from the base of the fence perimeter fence.

Between OSGR 63396 25239 (point E1) and OSGR 63396 25236 (point F) – the 3 metre width to be measured from the base of the perimeter fence.

#### Limitations

At OSGR 63410 25297 (point A) - two wooden bollards leaving a 1.5 metre central gap.

At OSGR 63364 25255 (point D) and at OSGR 63396 25239 (point E1) - a 2.8 metre gap in the perimeter fence with two wooden bollards leaving a 1.5 metre central gap between them.

## **THE SECOND SCHEDULE**

### **THE BRIDLEWAY WORKS**

At point A:

Install standard Suffolk County Council standard signpost with bridleway fingerboard.

Install two wooden bollards leaving a 1.5 metre central gap.

At point B:

Install standard Suffolk County Council standard waymarker post with bridleway and footpath waymarker discs and discs to indicate 'No Horses, No Cycles' on Footpath No 10.

Between points A-A1-B-C-D

Clear scrubland where necessary and make up a solid, level and stable surface and reseed as necessary to establish a grass surface with a short sward.

At point D:

Create a 2.8 metre wide gap in the existing Bentwaters Parks Limited perimeter fence and install two wooden bollards leaving a 1.5 metre central gap.

At point E1:

Create a 2.8 metre wide gap in the existing Bentwaters Parks Limited perimeter fence and install two wooden bollards leaving a 1.5 metre central gap.

Between D-E-E1:

Make up a solid, level and stable surface and reseed as necessary to establish a grass surface with a short sward.

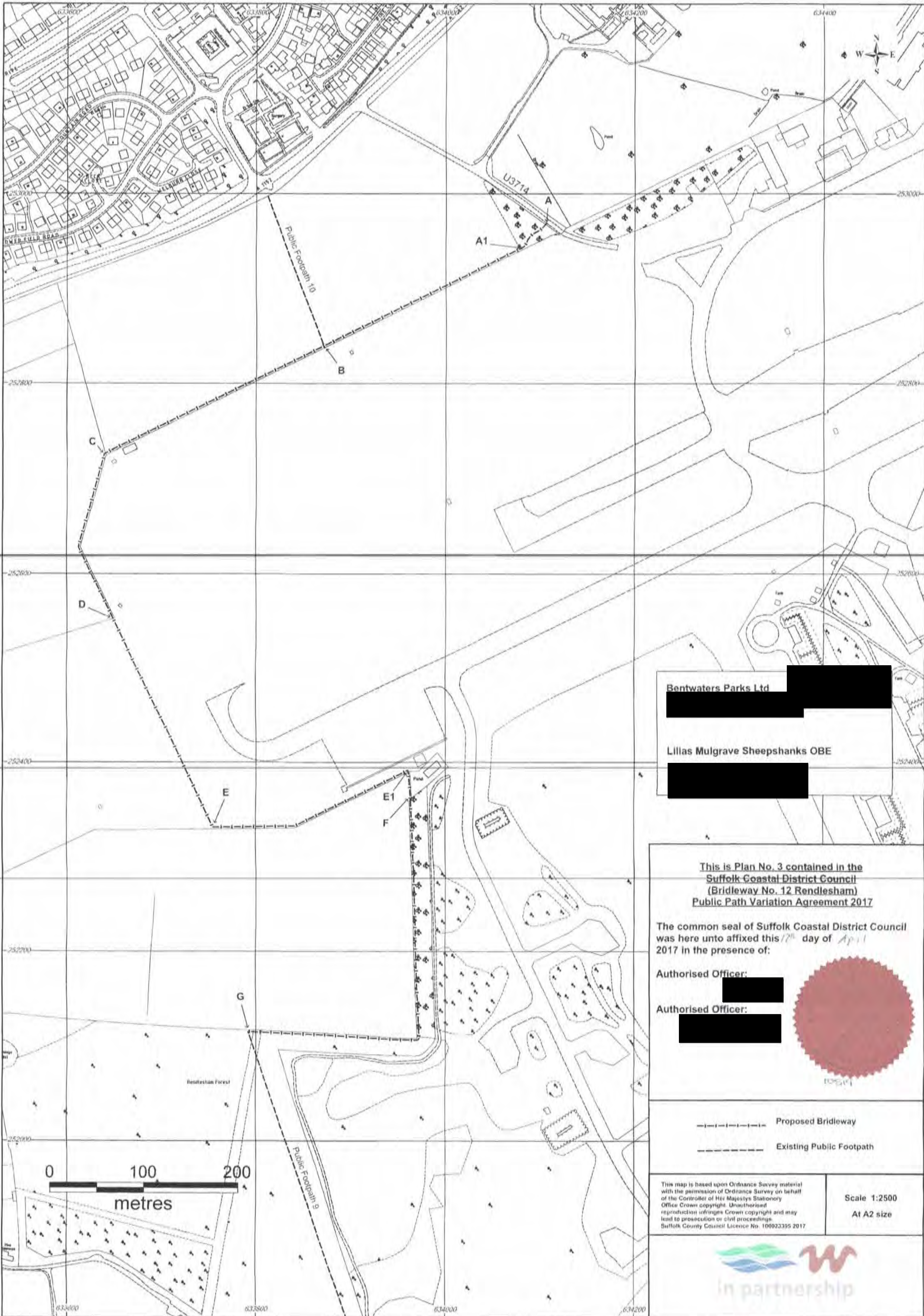
Between E1-F-G:

Provide a 3 metre wide natural surface route and clear side growth and overhanging vegetation to provide 3.4 metre height clearance.

At point G:

Install standard Suffolk County Council standard waymarker post with bridleway discs.






Bentwaters Parks Ltd  
 [Redacted]  
 Lillas Mulgrave Sheepshanks OBE  
 [Redacted]

**This is Plan No. 3 contained in the  
 Suffolk Coastal District Council  
 (Bridleway No. 12 Rendlesham)  
 Public Path Variation Agreement 2017**

The common seal of Suffolk Coastal District Council  
 was here unto affixed this 12<sup>th</sup> day of April  
 2017 in the presence of:

Authorised Officer: [Redacted]

Authorised Officer: [Redacted]



----- Proposed Bridleway  
 - - - - - Existing Public Footpath

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Scale 1:2500  
 At A2 size



# *Appendix 7*

# Rendlesham Forest

Amazing adventure playgrounds, fun sculptures and UFOs!



Rendlesham Forest offers a wonderful day out for all the family. There are numerous trails to follow and an amazing play area complete with climbing frames, log tunnels and adventure courses.

This is the area of Suffolk known as the Sandlings with loose sandy soils, creating a forest mix of conifers and broad leaf trees with open heathland and wetlands all providing great bird watching opportunities.

Rendlesham Forest is infamous for reports by the US Air Force of UFO sightings in 1980 – discover more of the mystery by picking up the UFO Trail leaflet at the forest centre.

## Facilities

- **Parking** – charges apply
- **Toilets** – accessible
- **Picnic area**
- **Play area**

## Directions

- From the A12, just north of Woodbridge, follow the A1152 through Melton onto the B1084 signed Orford. The forest centre is signed off this road.
- **Rendlesham Forest**  
01394 450 164  
[www.forestry.gov.uk/rendlesham](http://www.forestry.gov.uk/rendlesham)  
**Post Code** IP12 3NF





## Easy access trail 0.7mile /1.2km



Starting from the car park, follow the easy access blue Phoenix Trail, named after the recovery from the great storm of 1987. This is a firm surface path making it very easy to follow.



B1084

Daisy's  
Walk



ENTRANCE

Woodbridge Road

## Easy going trail 3 miles/5km



From the car park you can head deeper into the forest through conifer plantation, heathland and wetland by following the longer red Phoenix Trail. White markers indicate short cuts back to the car park so you can adapt the walk to suit your needs.

Alternatively, dare to follow the UFO Trail (3 miles, 5km) or enjoy a relaxing amble along Daisy's Walk (2.75 miles, 4.3km).

Both are clearly signed with further information available from the forest centre.

Bike  
Park



Forest Centre

0km

0.5mile 1km

SCALE



## *Appendix 8*



**EAST OF ENGLAND REGION**

**RENDLESHAM FOREST DESIGN PLAN**

**LOCAL PLANNING AUTHORITY:**

**SUFFOLK COUNTY COUNCIL**

**SUFFOLK COASTAL DISTRICT COUNCIL**

**Total Plan Area: 1425 hectares**

**June 2008**

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## 1. INTRODUCTION

The Forest Design Plan (FDP) is a long term planning tool that enables forest managers to show how the implementation of policy and strategy will shape the development of a specific woodland or forest block. It is both a business planning tool that defines the area that will be felled in any 5 year period (and consequently the timber available for sale) and a statement of how other less commercial factors will be incorporated in to the management process.

Although the plan looks forward 60 years or more, it is revised on a 5 year cycle, which allow for amendments to be made as appropriate. The FDP is a live plan and revisions are necessary to take in to account factors such as catastrophic wind blow, a change in tree species or growth rates, a conservation issue or a recreation development. The FDP is a public document and stakeholders can provide feedback and comment during the consultation process.

This particular Forest Design Plan shows how management operations will influence the structure and development of Rendlesham Forest.

The FDP process has changed in a number of ways since the original plan was drafted five years ago and this is reflected in the new areas that the FDP needs to address. These new areas are listed below with a description of their potential impact.

**The UK Forest Standard** – This is a Forestry Commission document that sets the standard that both public and private owner should meet to demonstrate good forest practice. One of the main impacts of the standard on this plan is the requirement to have at least a 7 year gap between adjacent felling coupes. The issue of “adjacency” of coupes does occur within this plan.

**The UK Woodland Assurance Standard (UKWAS)** – The Forestry Commission has received accreditation under this standard so that it can sell its timber as Forest Stewardship Council (FSC) certified. This standard covers a wide range of issues that affect the way the forest is managed. The main effect of UKWAS on this plan is the requirement for the new FDP to meet certain minimum design thresholds including the amount of open space that is created during the life of the plan and the area that is designated as a natural reserve and managed by minimum intervention.

**East Anglia Forest District Strategic Plan** – This plan was recently revised by the forest district to show how it will deal with strategic issues and how it will carry forward some of the objectives of the East of England Regional Woodland Strategy. There are three strategic objectives that will affect this FDP:

“P1.3.iii) To collate and prioritise the ideas/objectives of all teams to fully inform the FDP.”

“P1.3.iv) Take into account the internal and external landscape considerations for the area.”

“En 2.2) To manage and monitor SACs, SPAs and SSSIs.”

The first two objectives are part of the normal forest design plan process and the third objective is tested when the revised FDP undergoes an appropriate assessment for its impact on the Sandlings SSSI/SPA

## 2. BACKGROUND AND SURVEY

### 2.1 Location

The plan area of 1432 hectares relates to the woodland that lies close to the east coast of Suffolk. The small villages of Butley, Chillesford, and Hollesley surround the forest and the town of Woodbridge is nearby.

The name of the forest is derived from the old Rendlesham Estate although the village of the same name is located a mile to the north. The plan area lies entirely within Suffolk and is administered by Suffolk Coastal District Council the plan area is also covered by the Suffolk Coast and Heaths AONB. The whole of the FDP area has been designated as a Special Protection Area (SPA) under the European bird directive and it is also notified as a SSSI.

## 2.2 Topography

The forest only rises to a maximum of 25m above sea level. There are two plateaux; one to the north, edged by the Butley River valley and one to the south, edged on its western side by the River Tang Valley. There is an additional small valley at Clayponds. The remainder of the forest is located on gently rolling and sloping land with few distinct features. Average annual rainfall is 660mm per annum.

## 2.3 Geology

The woods are centred on the Sandlings belt and there is little variation in the sandy heathland soils although there is a tendency towards a neutral pH soil at the western end (Hatchley Barn area). In addition there is a small red crag quarry on the eastern end.

## 2.4 Existing Species

The two predominant species are Corsican pine (*Pinus nigra* subsp. *laricio*) and Scots pine (*Pinus sylvestris*). These represent the main productive capacity of the forest both from the remains of the first rotation crop and subsequent re-stocking. Additionally there is a mix of broadleaved species including Birch (*Betula pendula* and *Betula pubescence*), Beech (*Fagus sylvatica*), English oak (*Quercus robur*), Red oak (*Quercus rubra*) Sweet chestnut (*Castanea sativa*) and Norway maple (*Acer platanoides*).

Whilst the conifers are managed in plantations of individual species, the broadleaves (with only the occasional exception) are managed in mixed belts.

## 2.5 Silviculture

The whole of the Sandlings area was devastated in the 1987 storm and a lot of Rendlesham Forest had to be cleared and replanted. This took place over five years and so the forest has large areas of young even aged trees. The main species used during replanting was Corsican Pine and this now dominates the species composition of the forest.

The heathland characteristics are reflected in the nature of the soils, which are sands of varying depth. Soil pH levels range between 5.5 and 6.0 across the area. The climate is generally mild with very warm summers, but spring and early summer frosts are common. These factors, coupled with the relatively low rainfall (660mm/year) create growing conditions best suited to species such as Pine and Birch.

Conifer species dominate the forest area (76%), with 11% broadleaves present. Continuous cover management systems will be applied to broadleaved crops and some conifer species such as Douglas fir.

## 2.6 Conservation & Archaeology

The entire forest has been designated as a Site of Special Scientific Interest (SSSI) and a Special Protection Area (SPA), the latter under the European Birds Directive, to conserve the breeding habitat Woodlark (*Lulula arborea*) and Nightjar (*Caprimulgus europaeus*). These both use open ground to nest on and as such rely the clearfell system to generate suitable habitat.

Where possible, new open space links will be created to enhance the wildlife benefit of both the internally designated areas and heathland areas outwith the forest boundary.

There are two wetland areas: -

The Tang valley system leading to Scotland fen that has remnant fen alder carr flora.

The Butley River valley that has a sedge dominated basin that has a high peat basis.

Both areas have at some time been afforested but are now under reversion to site native, predominantly non-woody species

There are 5 barrows designated as unscheduled ancient monuments within the FDP area.

## 2.7 Recreation

Rendlesham Forest Centre is the focal point for the estimated 100,000 visitors who come to area each year. Situated in the heart of the forest it provides a number of facilities for the public. These include waymarked walks, adventure playground, children's orienteering course and cycle trails.

The Forest Centre is also the base for educational activities with ranger led and self led visits from schools and other groups.

The area also has horse riding and carriage driving trails and husky training is permitted within this Design Plan. A number of permitted recreation events take place throughout the year and these include: sponsored walks, husky racing, cycling events, motor cycle enduros and long distance riding. Access to the forest is also possible via the limited network of public rights of way distributed over the plan area.

## 3 DESIGN CONCEPT

The issues that the forest design plan should address are set out below under three broad headings, which relate to the structure of DEFRA's "A Strategy for England's Trees, Woods and Forests".

### **Working Woodland**

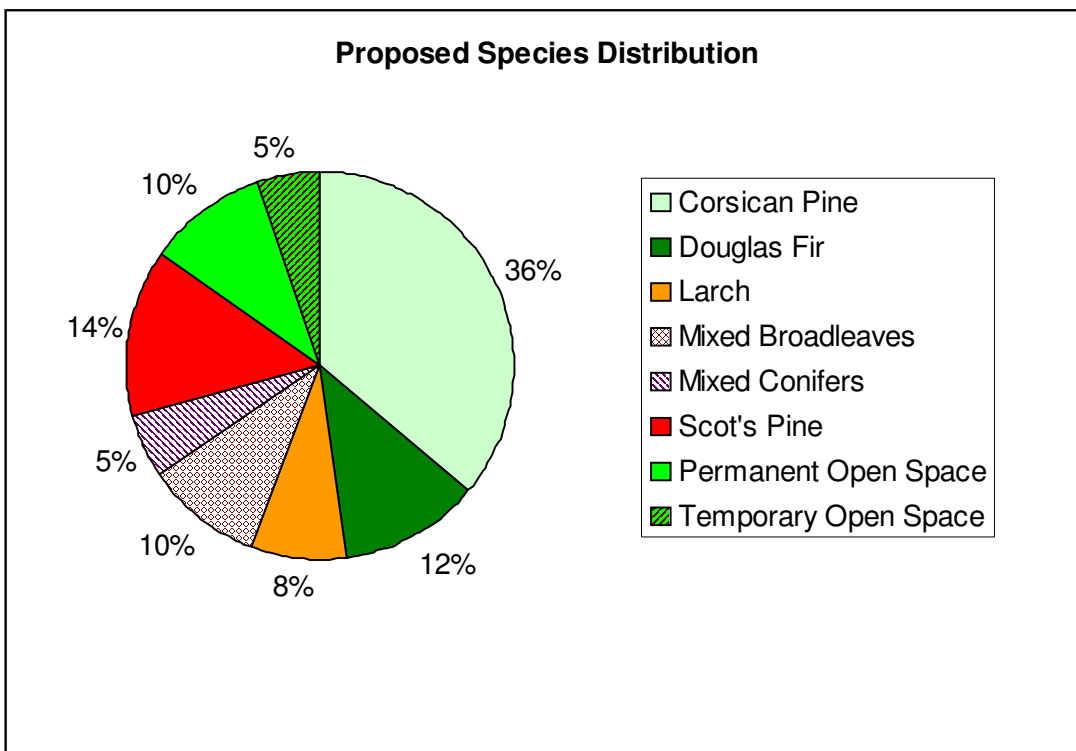
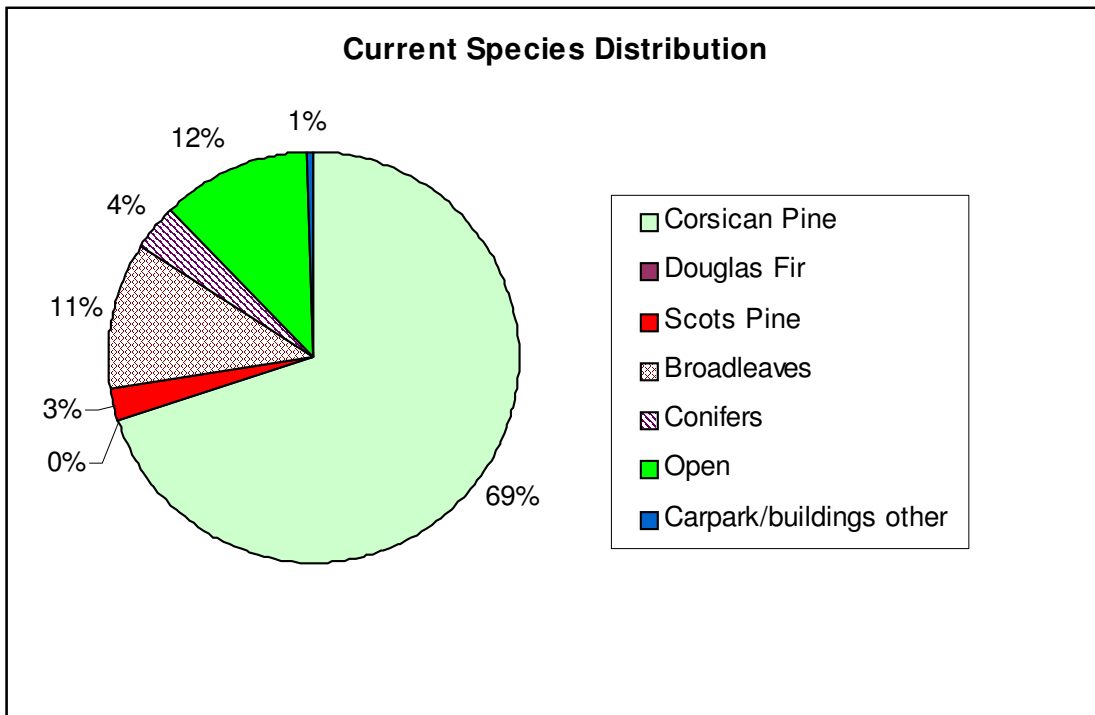
- The felling plan should aim to smooth production from crops in cyclic clearfell but also meet market commitments for 2008-11.
- Design felling coupes that are economical to restock.
- Restocking should aim to maximise production but also to increase species and habitat diversity.
- Restock species should take soil pH into account and the threat posed by Red Band Needle Blight.

### **Communities and Places**

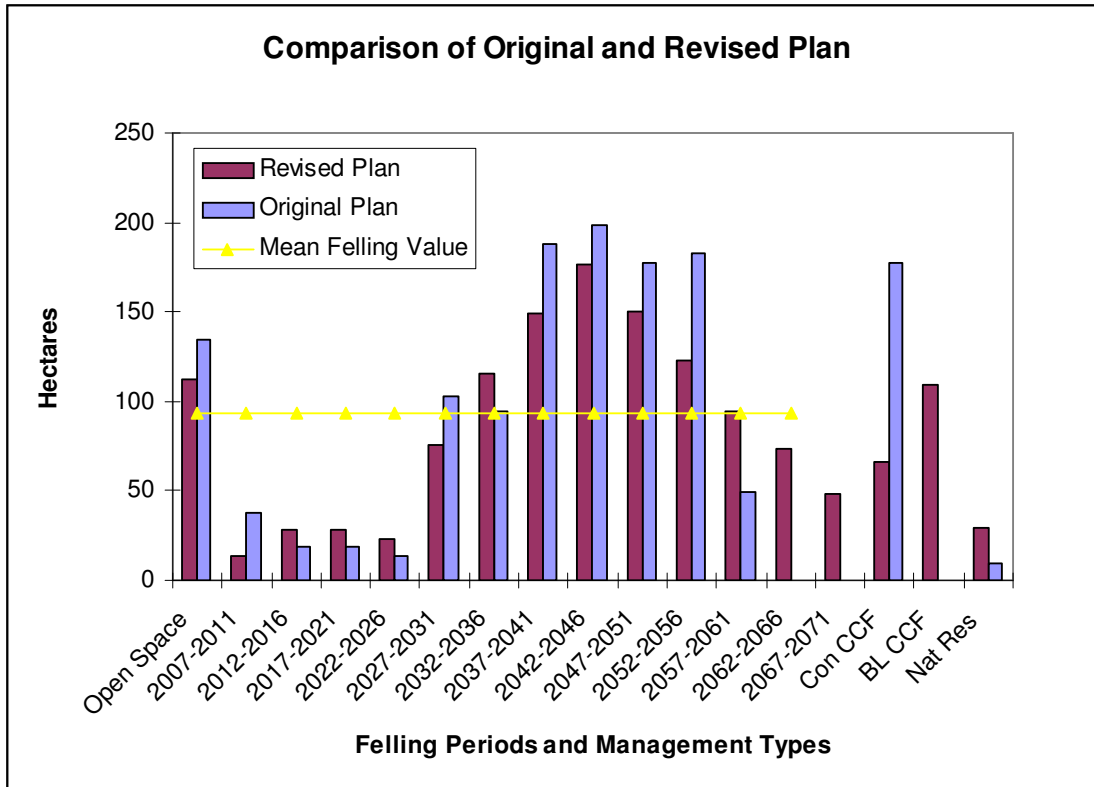
- Maintain a pleasant woodland environment for use by local dog walkers, cyclists and horse riders.
- Reduce the size and shape of felling coupes to fit into the landscape.
- Restructure areas with coupes that are marked as being felled in adjacent felling periods.

### **Land and Natural Environment**

- Felling plans should aim for a more even distribution of felled area for Woodlark/Nightjar habitat under the SPA.
- Link open spaces and widen conservation rides.
- Increase amount of open space to a minimum of 10% of the plan area (UKWAS target).
- Identify a minimum of 1% of the plan area, which is suitable as a Natural Reserve (UKWAS target).







\* The indicative mean is an estimated value based on the area of cyclic clearfell within the FDP divided by 59. The 59 represents an average rotation length of 57 years plus 2 years of fallow while the ground is prepared for the next crop.

## 5 PLAN APPRAISAL

The appraisal of the revised plan is measured against the design brief on page 5, this has three separate sections and the appraisal relates to these sections:

### Working Woodland

The relationship between timber volume production and felling area is close enough for the bar chart above to illustrate the smoothing effect that the revised plan has had on volume. The production of timber volume has been levelled significantly but it will take another rotation before the actual felling area is closer to the indicative mean value. It is also noticeable that the felling area for the periods 2007 to 2026 are considerably below the indicative mean, this is due to these areas being among the last of the first rotation crops left standing after the 1987 storm and before the second rotation crops are fully mature.

A comparison of the pie charts on page 4 indicates that species diversity will increase over the life of the plan. The plan shows a decrease in the amount of Corsican Pine that will be planted. This is partly as a response to the threat posed by Red Band Needle Blight but also as a result of matching other species to the appropriate soil type. The future management of the mixed conifers and broadleaved areas will be by continuous cover systems, with 1% of the total area managed by minimum-intervention.

## Communities and Places

The size and number of felling coupes within the block has been designed to increase visual diversity and make the forest more interesting to visit. The revision of the plan has been an opportunity to check all the coupes for issues of adjacency so as to avoid adjoining coupes being felled consecutively this has now been addressed.

## Environmental Issues

As mentioned earlier, the felling area chart on page 7 shows how the revised plan has “smoothed” the creation of felling area so that Woodlark and Nightjar habitat is more evenly distributed. The effect of the revised plans on the cyclic felling area across the whole SPA has been calculated on GIS (Geographic Information System).

In the Sandlings Forest SSSI “Views About Management” statement, English Nature asks for no coupes to be less than 5 hectares in size as felled coupes smaller than this are judged to be less attractive as breeding habitat for Woodlark and Nightjar. This is not possible given the age structure of the forest and the small areas of felling in the next 20 years after that the time the forest moves into the second rotation crops and coupe size increases.

The pie chart on page 6 shows a decrease in permanent open space of 2% to 10% when compared to the original plan. This decrease in open space has occurred, largely, by correctly mapping the existing open space, which had been mapped in error on the original plan. The revised plan indicates where rides can be widened to create links with existing open space. The resulting effect is a network of wide rides of high conservation value. The creation of this network can be hastened by widening the rides at the time of next thinning. It should also be noted that the cycle of clearfelling produces ephemeral open space, which is particularly used by Nightjar and Woodlark.

The revised plan also shows an increase in the area of land that will be managed by minimum intervention to create natural reserves.

## 6 MONITORING

Once the felling of a coupe has been completed, the shape of that coupe is captured on the ground using a GPS (Global Positioning System) receiver and the data is uploaded into GIS. The resulting point data is then compared to the original coupe shape to confirm that the felling coupe has been accurately laid out on the ground.

A felled coupe is usually restocked two years later, when all the ground preparation and weed control has been completed. At this point the forest district database is updated to show the newly planted species and their proportions. As part of this updating process the restocking information is compared with the FDP restock plan to confirm compliance. The restocking can vary slightly from the FDP as physical features, such as banks and pits, come to light after felling, which were not picked up during the planning process. Most of these minor changes are within the tolerances agreed between Forest Enterprise and the Forestry Commission – see Appendix I.

## 7 PLAN REVIEW

This FDP will be reviewed internally after 5 years and formally revised before 31 March 2018.

8      APPROVAL

Forest Enterprise seeks approval from the Forestry Commission to fell and restock 71 hectares and for selective felling of approximately 58 hectares within 175 hectares for the purpose of continuous cover forestry during the period 1/4/2008 to 31/3/2018 as shown on the enclosed plans.

Maps included with this document are as follows –

Analysis & Concept

Management

Habitat

Signed: .....Date.....

Approved: .....Date.....

Forest Management Director

Regional Director

## Appendix I

Tolerance Table

	<b>Adjustment to felling coupe boundaries</b>	<b>Timing of Restocking</b>	<b>Changes to species</b>	<b>Windthrow clearance</b>
<b>FC Approval normally not required</b>	0.5 ha or 5% of coupe	Up to 3 planting seasons after felling	Change within species group e.g. evergreen conifers; broadleaves	Up to 2ha
<b>Approval by exchange of letters and map</b>	0.5ha to 2ha or 10% of coupe	Up to 4 planting seasons after felling	Change from other conifers to Corsican Pine	> 2ha to 5ha
<b>Approval by formal plan amendment</b>	> 2ha or >10% of coupe	Over 4 planting seasons after felling	Change from broadleaves to conifers	> 5ha



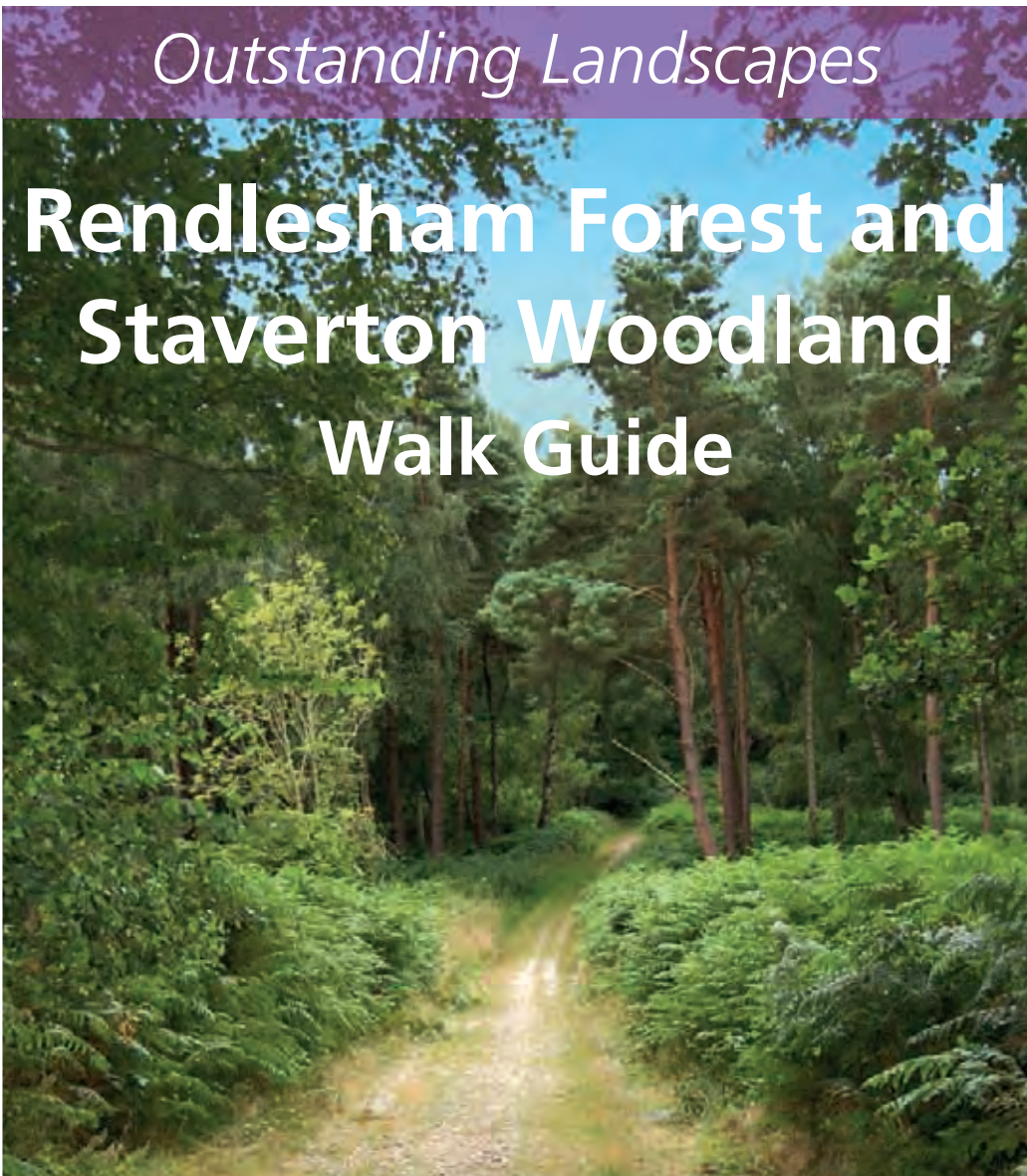
Appendix 3 Restock Map



## *Appendix 9*

# Outstanding Landscapes

## Rendlesham Forest and Staverton Woodland Walk Guide



Explore the diversity of forest plantation and one of Suffolk's few ancient woodlands.



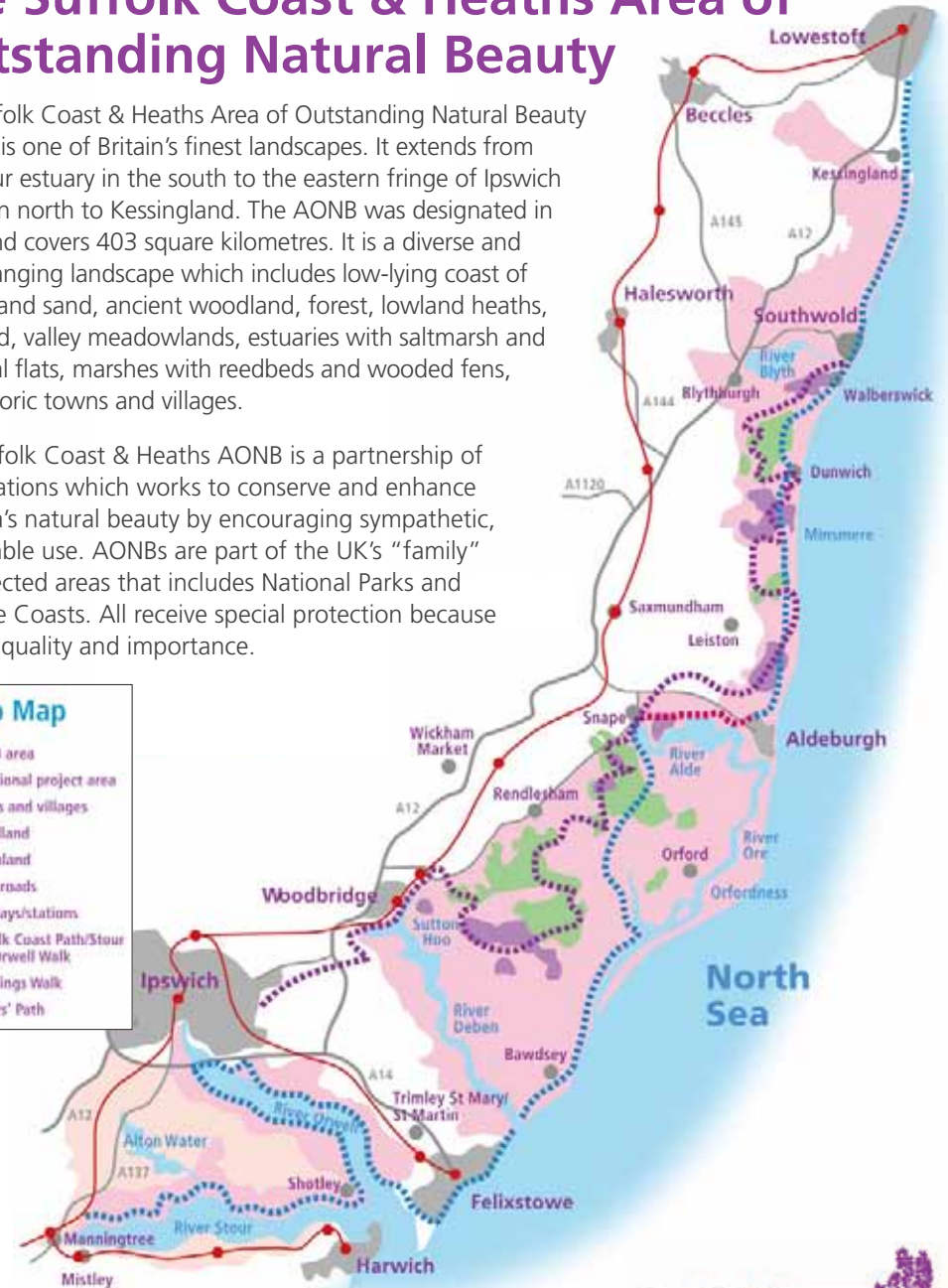
## The Suffolk Coast & Heaths Area of Outstanding Natural Beauty

The Suffolk Coast & Heaths Area of Outstanding Natural Beauty (AONB) is one of Britain's finest landscapes. It extends from the Stour estuary in the south to the eastern fringe of Ipswich and then north to Kessingland. The AONB was designated in 1970 and covers 403 square kilometres. It is a diverse and ever changing landscape which includes low-lying coast of shingle and sand, ancient woodland, forest, lowland heaths, farmland, valley meadowlands, estuaries with saltmarsh and intertidal flats, marshes with reedbeds and wooded fens, and historic towns and villages.

The Suffolk Coast & Heaths AONB is a partnership of organisations which works to conserve and enhance the area's natural beauty by encouraging sympathetic, sustainable use. AONBs are part of the UK's "family" of protected areas that includes National Parks and Heritage Coasts. All receive special protection because of their quality and importance.

**Key to Map**

- AONB area
- Additional project area
- Towns and villages
- Woodland
- Heathland
- Main roads
- Railways/stations
- Suffolk Coast Path/Stour and Orwell Walk
- Sandlings Walk
- Sailors' Path





# Rendlesham Forest and Staverton Woodland Highlights

This Outstanding Landscape and its wildlife is part of a network of habitats that are considered rare and significant, and are the reason for the **Area of Outstanding Natural Beauty (AONB)** designation. Within the AONB are many site-specific conservation designations, helping this remain an Outstanding Landscape, for now and future generations. Rendlesham Forest and Staverton has three of these designations:

**Special Protection Area (SPA)** – strictly protected sites classified for rare and vulnerable birds.

**Site of Special Scientific Interest (SSSI)** – represent the country's best wildlife and geological sites, supporting plants and animals that are rarely found elsewhere. All SSSIs are legally protected under the Wildlife and Countryside Act 1981.

**Special Area of Conservation (SAC)** – strictly protected sites designated under the European Habitats Directive, to protect listed habitats types and species.

You can help to protect these habitats and their wildlife by remaining on Public Rights of Way and clearly signed permissive paths and by not allowing you or any dogs to cause disturbance at any time of the year. Please follow the countryside code and any information signs displayed.

**1 Rendlesham Forest.** Established during the First World War when Britain had increasing demand for timber it is now managed by the Forestry Commission. The first trees were planted in 1919 and a lot of the timber was used as pit props as industry was heavily dependent on coal. Rendlesham Forest covers an area over 1400 hectares, most of which was planted on the Sandlings Heathland. It is a designated site because of the presence of the rare birds, Woodlark and Nightjar.

In 1980 the Forest was the site of a supposed UFO event. US military personnel spotted strange lights above the Forest. In a violent storm in 1987 much of the forest was devastated and large areas were cleared and replanted. Timber is still harvested from the Forest but it is managed as a special place for nature and recreation. Much of the replanting is with mixed conifers and broadleaved trees which increases visual and ecological diversity.

**2 Butley Priory.** An Augustinian Priory founded in 1171, it covered an area of twenty acres enclosed by a stone wall. All that remains is a beautifully restored 14th century gatehouse and an arch which once led out of the south transept of the church. In 1538, Butley Priory, with all its lands and properties, was surrendered to Henry VIII but even before this it was a regular hunting ground for the nobility and became a royal hunting lodge before being granted in 1540 to Thomas, Duke of Norfolk.



**3 The Butley Clumps.** While walking along the wide grass verge, look out for stands of trees on either side of the road. This arrangement of 5 trees is known as quincunx. The Marquis of Donegal was in residence at the former gatehouse to Butley Priory and in 1790, to enhance the approach to it, he had planted groups of four Beeches

at the corners of a square, with a Pine in the centre. After the 1987 storm some of the damaged trees were replaced.

**4 Staverton Thicks.** This is one of the three wooded areas that forms what remains of the medieval Staverton Park. This was once an area of 150ha, mostly occupied by woodland and some heathland and used for grazing livestock, mostly sheep. These woodlands are designated sites due to their uniqueness and the rarity of the trees, lichens and birds found here.



# Rendlesham Forest and Staverton Woodland walk



Some of the Oak trees are well over 400 years old. The majority of them are old pollards from the 18th century, trees that have had their upper branches pruned to encourage new growth. The cut timber was used for wattle sticks in house building and also firewood. The Thicks is densely populated with Holly trees, some are said to be the tallest in Britain and are over 150 years old. Some of these have seeded and grown in the hollow trunks of the now declining Oaks. Large specimens of Birch can be seen as well as younger Rowan trees.

**5 Staverton Park and the lakes.** The majestic ancient pollard Oaks of the Park, which has no public access, can be viewed from the footpath. This area has recently been fenced and is grazed by cattle as well as deer. The lakes on your left are part of the farm irrigation system and provide a valuable habitat to many plants, insects, birds and mammals. They are a great place to see dragonflies in the summer. There is a small area of wet woodland on the right.

**6 Woodbridge Airfield.** In 1943 during World War II the base was constructed for emergency landings of damaged aircraft. Over one million trees needed to be felled and cleared away before construction could begin. Visibility of the runway needed to be improved and this was achieved by the installation of a 'Fog Investigation and Dispersal Operation' (FIDO). This comprised of petrol filled pipelines along the runway. The petrol was ejected through small holes then ignited by burners along its length. The heat burned the fog away from the runway. During the Cold War the base was used by United States Air Force for fighter bombers. The base is now called Rock Barracks and is home to 23 Parachute Engineer Regiment and is used as a training base for the Army Air Corps regiments based at Wattisham Airfield.

**Front Cover)** Path through Rendlesham Forest;  
**A)** Walking along a ride in Rendlesham;  
**B)** Sunlight through the trees in Staverton Thicks;  
**C)** Beech trees form part of the Clumps at Butley;  
**D)** Ponds at Staverton.

**Start:** Rendlesham Forest main pay and display car park. Off the B1084 Woodbridge/Orford Road. TM354484 Postcode: IP12 3NF

**Walking distances and times:** 7.7miles/12.5km. Allow 3hrs to enjoy this walk.

**Terrain:** Mostly flat. Route follows Public Rights of Way footpaths and also permissive paths. Includes a 0.5 mile (800m) stretch along a busy road with no verge and approx. 1.5miles (2.4km) along a Quiet Lane and a road with wide grass verge.

**Caution:** Routes can be muddy in places. Please adhere to any Forestry Commission notices about felling operations and follow diversions.

**Starting from the main car park.** From the information point in the main car park turn left along the car park entrance track. On reaching the main Forest entrance road cross over and continue straight ahead towards the Forest camp site. When the road bears right to the camp site, carry straight on join the Sandlings Walk (SW). **This is a long distance path from Ipswich to Southwold which celebrates what remains of the once extensive Sandlings Heath. Much is now fragmented and lost to plantation, housing and intensive farming, but landowners and conservationists are working hard to restore and**



maintain what remains of this rare and special habitat. The SW route is marked by silver plaques with the logo of a Nightjar which is a rare ground nesting heathland bird that hunts for moths and insects at dusk and dawn and the male makes a very distinct churring noise.

At a crossroads of paths continue straight ahead leaving the SW which goes to the left. Remain on this Bridleway until you reach a metalled road where you turn left.

On your right across the fields you will see Oak Wood and in the distance Water Wood. These private woodlands host many bluebells and wild daffodils in the spring. Buzzards are often seen soaring over the trees. Between the woods, buildings of Abbey Farm can be seen where Butley Priory once stood.

At the end of the lane turn left at the T-junction towards Melton. You can walk on the wide grass verge. At the next T-junction turn right onto the busy Woodbridge Road towards Orford. After passing a small



cottage set back in the trees on your left enter the woodland, known as The Thicks, at the Footpath sign. Cross over the track that leads to the cottage and continue through the woodland remaining on the defined path.

On leaving the woodland follow the footpath, which heads north, and joins a sandy farm track to continue past Staverton Park on your left. After approx. 600m you



will pass a track on your left which leads to the **Shepherds Cottage, an 18th century thatched building hidden in the trees.** The lakes then become visible on your left.

As the farm track bears right turn left onto a bridleway to re-join the SW. (You remain on the SW until you reach the main entrance road into Rendlesham Forest in approx. 3 miles/4.8km). **On your right you will pass the fence line of former Royal Air Force (RAF) Bentwaters. Used by the RAF during the Second World War and by the United States Air Force (USAF) during the Cold War, from 1951 to 1993. Bentwaters Park is now a commercial enterprise park and offers unique locations for film and television.**

Continue straight along the gravel access track and bridleway which borders the northern boundary of Rendlesham Forest. Take a track on the left which is signed for the SW and head south into the Forest. The path descends through open woodland and wet areas and crosses a small stream.

Cross the busy Woodbridge Road and continue south. At a T-junction of tracks turn left, at the next T-junction turn left and then bear right. The grass track joins a wide gravel track which leads to the main Rendlesham Forest entrance road, on reaching the road leave the SW and turn right to walk past the end of Woodbridge Airfield and Folly House. Just past the free car park area turn right onto a concrete forest ride. **The term "ride" means a track wide enough to allow a gap in the tree canopy through which sunlight can reach the ground, its original use is based around deer hunting in forests.** Take the first ride on your left and continue straight ahead until you reach a T-junction. Turn left and head back towards the main forest car park and toilets.



**E)** Pine trees grown for timber; **F)** Sandlings Walk logo; **G)** Dead wood a great habitat for insects and fungi; **H)** Tall Pine trees in Rendlesham Forest; **I)** Pollard Oaks.

# Visiting Rendlesham



## Ordnance Survey

Explorer Map No. 212 (Woodbridge and Saxmundham)



**Rendlesham Forest** is off the B1084 Woodbridge/Orford Road. Approximately 6 miles (9.6 km) from Woodbridge.



**Sat Nav:** Rendlesham Forest, Tangham.  
Postcode: IP12 3NF.



## Public transport information:

[www.suffolkonboard.com](http://www.suffolkonboard.com) or call **0345 606 6171**.  
Local bus from Woodbridge to Butley which is then 0.5 mile (800m) to Staverton Thicks.



**Connecting communities:** This is a local book in advance travel service which links to public transport **01728 635938**.



**Nearest train station** Woodbridge.



[www.nationalrail.co.uk](http://www.nationalrail.co.uk) Tel: **08457 484950**

## Suffolk Coast & Heaths AONB

T: **01394 445225**

E: [schaonb@suffolk.gov.uk](mailto:schaonb@suffolk.gov.uk)

W: [www.suffolkcoastandheaths.org](http://www.suffolkcoastandheaths.org)

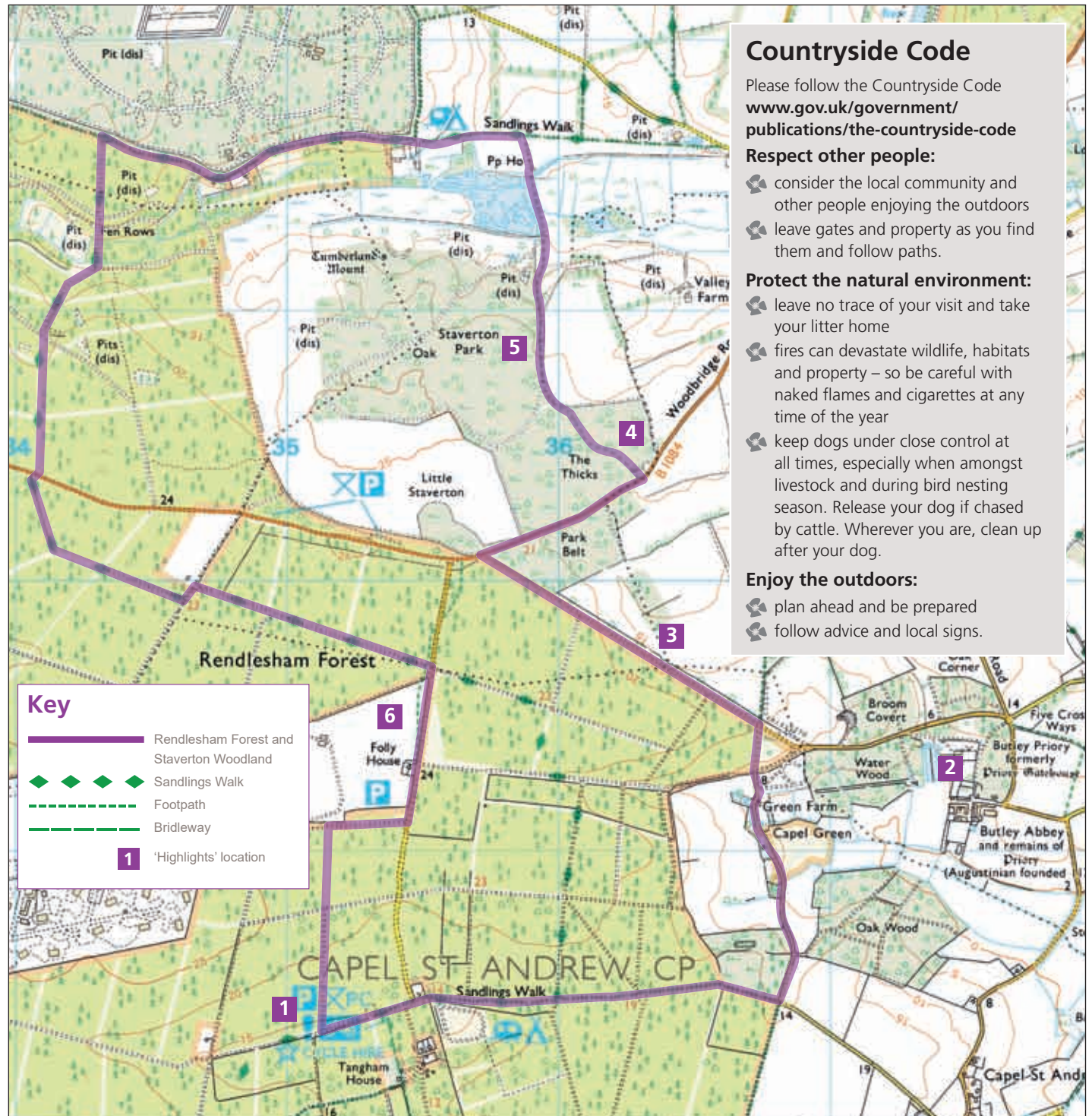
This guide was funded in 2016 by the Coastal Communities Fund which is managed locally by Suffolk Coastal District Council on behalf of The Suffolk Coast Destination Management Organisation (DMO). The guide and Rights of Way improvements on this route were undertaken by the Suffolk Coast & Heaths Area of Outstanding Natural Beauty (AONB) and Suffolk County Council.

Disclaimer: Whilst the Suffolk Coast & Heaths AONB have made every effort to ensure the accuracy of maps and information within this publication, they are provided as guidance only and we cannot accept any liability for their interpretation and use.

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All photos by Lynda and Robin Gilbert

Designed by: vertas Design & Print



**Key**

- Rendlesham Forest and Staverton Woodland
- Sandlings Walk
- Footpath
- Bridleway
- 'Highlights' location

## Countryside Code

Please follow the Countryside Code [www.gov.uk/government/publications/the-countryside-code](http://www.gov.uk/government/publications/the-countryside-code)

### Respect other people:

- consider the local community and other people enjoying the outdoors
- leave gates and property as you find them and follow paths.

### Protect the natural environment:

- leave no trace of your visit and take your litter home
- fires can devastate wildlife, habitats and property – so be careful with naked flames and cigarettes at any time of the year
- keep dogs under close control at all times, especially when amongst livestock and during bird nesting season. Release your dog if chased by cattle. Wherever you are, clean up after your dog.

### Enjoy the outdoors:

- plan ahead and be prepared
- follow advice and local signs.

# *Appendix 10*

## Nick Sibbett

---

**From:** Nick Sibbett  
**Sent:** 10 January 2020 10:28  
**To:** Shapland, Francesca  
**Cc:** steven@parkerplanningservices.co.uk; Anthony Hardy  
**Subject:** FW: 301869 East Suffolk Council reference DC/19/1499/FUL - HRA for development of 75 dwellings  
**Attachments:** walk route plan.pdf

Francesca, following your email below, walking route options of 2.0km and 2.1km have been identified within Rendlesham. These join the public open space of the proposed development in the north-east of Rendlesham, to Jubilee Park in the west which is a popular and multi-functional open space popular with dog-walkers.

Best regards

Nick

**Nick Sibbett**  
Associate

### The Landscape Partnership

t: 01394 380 509 (Woodbridge)  
t: 01234 261315 (Bedford)  
w: [thelandscapepartnership.com](http://thelandscapepartnership.com)

---

**From:** Nick Sibbett  
**Sent:** 12 December 2019 14:47  
**To:** Shapland, Francesca <[Francesca.Shapland@naturalengland.org.uk](mailto:Francesca.Shapland@naturalengland.org.uk)>  
**Subject:** RE: 301869 East Suffolk Council reference DC/19/1499/FUL - HRA for development of 75 dwellings

Francesca, thank you as that's very helpful as always. I'll let you know how this scheme progresses.

Best regards

Nick

**Nick Sibbett**  
Associate

### The Landscape Partnership

t: 01394 380 509 (Woodbridge)  
t: 01234 261315 (Bedford)  
w: [thelandscapepartnership.com](http://thelandscapepartnership.com)

---

**From:** Shapland, Francesca <[Francesca.Shapland@naturalengland.org.uk](mailto:Francesca.Shapland@naturalengland.org.uk)>  
**Sent:** 12 December 2019 14:13  
**To:** Nick Sibbett <[nick.sibbett@tlp.uk.com](mailto:nick.sibbett@tlp.uk.com)>  
**Subject:** 301869 East Suffolk Council reference DC/19/1499/FUL - HRA for development of 75 dwellings

Hi Nick

Thanks for your email. I will only comment on the European site issues, I think all the rest of the points raised in the decision need to be explained by the council.

Basically my advice, if we had been consulted again on the HRA (I can't find any record of that at the moment but that's not to say we weren't!), would have been similar to John's scoping advice. We would see no reason for this application to be refused due to effects to European sites providing your client agreed to pay the full fee per house for RAMS and was willing to provide sufficient onsite green infrastructure to support residents on site (to address the application's recreational effect on designated sites alone).

Note that RAMS will provide the mitigation to address a significant cumulative and in-combination recreational impact, so it isn't possible to rule out significant effects at the HRA screening stage due to the Sweetman ruling.

I wouldn't expect a development of this size to be able to establish a dog walk that long all within the site itself so we'd advise that you should aim to create a dog walking route that joins up with strategic paths and green infrastructure in Rendlesham. This should direct people away from designated sites and make an attractive c.2km loop which leads back to your application site, ideally with access to an off lead area. This would likely take at least some of the daily dog walks of the residents away from the coast. We'd also expect your client to provide an area of amenity grassland with benches and facilities for people and dogs so that people enjoy staying on site, and easy access routes to encourage sustainable travel throughout the site. With this in mind at the time we would have likely requested further information on how it is intended to provide adequate GI and access onsite before making a decision.

I hope that helps.

Regards, Francesca

Francesca Shapland  
Lead Adviser, Planning & Conservation  
Suffolk Coast, Norfolk & Suffolk Team  
Tel: 0208 0265792

[www.naturalengland.org.uk](http://www.naturalengland.org.uk)

**We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.**

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

---

**From:** Nick Sibbett [<mailto:nick.sibbett@tlp.uk.com>]  
**Sent:** 26 November 2019 17:37  
**To:** SM-NE-Consultations (NE) <[consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)>; Shapland, Francesca <[Francesca.Shapland@naturalengland.org.uk](mailto:Francesca.Shapland@naturalengland.org.uk)>  
**Cc:** [steven@parkerplanningservices.co.uk](mailto:steven@parkerplanningservices.co.uk); Anthony Hardy <[ahardy@ccdevelopments.co.uk](mailto:ahardy@ccdevelopments.co.uk)>  
**Subject:** East Suffolk Council reference DC/19/1499/FUL - HRA for development of 75 dwellings

Francesca, I assume that you will be dealing with this in your new role but please do pass it to the correct officer if someone else would be better placed.

In April 2019, an application (DC/19/1499) was made by my client Capital Community Developments for a development of 75 dwellings at Land North of Gardenia Close and Garden Square Rendlesham Suffolk. An 'information for HRA' report that I prepared was submitted with the application, but it appears that Natural England was not consulted by the LPA East Suffolk Council, despite the Council's ecologist advising the planning officer to do so. The application was then refused on 8<sup>th</sup> July 2019 for a number of reasons, including impact on European designated sites. The planning officer's 'Report for Delegated Planning Application' (undated) is considered by me to

not be of sufficient quality to consist of a legally valid Habitats Regulations Assessment, as it provides very little substantive evidence to support its assertions and it does not refer to the conservation objectives of any European site as legally required. There is no policy in the Local Plan, or a requirement in the Local Plan HRA, for a 2.7km walk to be provided, and the RAMS documentation does not require a 2.7km walk to be provided, so this part of the 'HRA' reason for refusal is unexpected.

Capital Community Developments intends to appeal against the refusal, including the HRA reasons, on the grounds that no proper HRA was completed by the Council, the Council did not carry out its statutory requirement to consult you on its 'HRA', and in any case the information for HRA demonstrated that the development would not impact on any European site.

My 'information for HRA' report showed that the development site is not in walking distance of any European site, and it proposed the RAMS contribution of £321 per dwelling towards management and monitoring of European sites as has become standard practice in East Suffolk. Furthermore, my report pointed out that the site was allocated for residential development in the Suffolk Coastal Local Plan, which itself had been subject to HRA and found to have no likely significant effect / no adverse affect on any European site. Suffolk Wildlife Trust did not object to the planning application.

Attached is

- Information for HRA report
- Officer's report for Delegated Planning Permission (see 53<sup>rd</sup> page of 57)
- Decision notice
- Development layout
- SWT letter

To assist with the appeal, and potentially to save Natural England being asked to provide evidence, I would be grateful if you would consider the LPAs Reasons for Refusal, and the information on which it is based. Your advice to both me and East Suffolk Council's planning department on your response to the planning application would be helpful. Specifically, if you had been consulted by the Council on its 'HRA', would you have advised that the application be refused or would you have not objected, perhaps with comments or request for more information?

Do ask if you need any further information and I look forward to hearing from you shortly.

Best regards

Nick

**Nick Sibbett**

Associate

### **The Landscape Partnership**

The Granary, Sun Wharf, Deben Road, Woodbridge, Suffolk, IP12 1AZ  
Greenwood House, 15a St Cuthbert's Street, Bedford MK40 3JG  
t: 01394 380 509 (Woodbridge)  
t: 01234 261315 (Bedford)

w: [thelandscapepartnership.com](http://thelandscapepartnership.com)

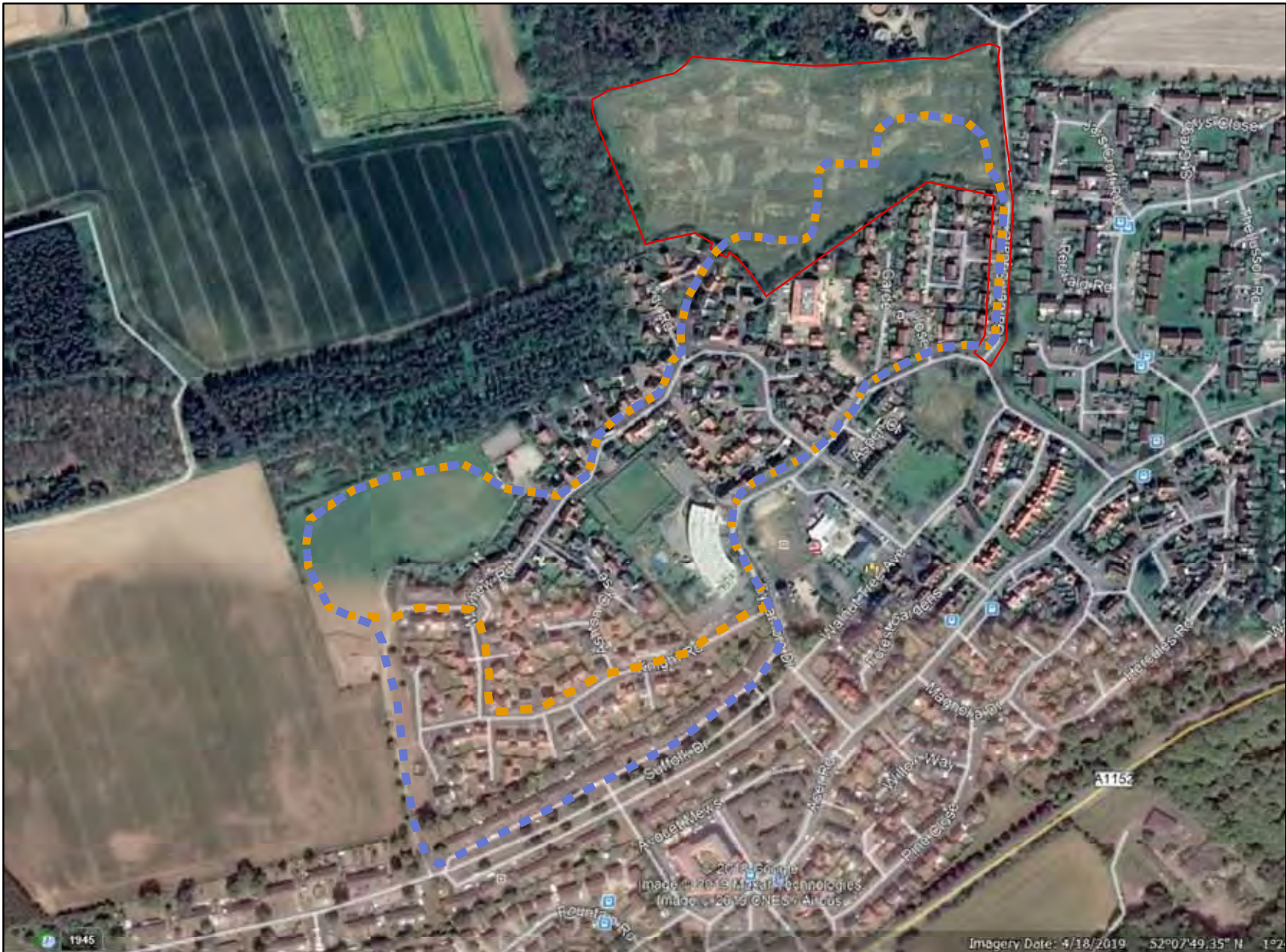
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**Key**

- Site

**Walk Routes:**

- 2.1km approx
- 2km approx

Base Image © Google Earth 2019

0 100 200  
Metres

Project: PS-2018-0645 Rendlesham

Drawing title: c.2km Walk Route Options

Drawing no: 2018/0645 | WR1

Rev.0 Date: Dec 2019

Scale: 1:5000 @ A4 Drawn: TP

© 2019 Source  
Image © 2019 Maxar Technologies  
Imagery © 2019 CNES / Airbus

## *Appendix 11*

From: James Meyer  
Sent: 20 May 2019 09:05  
To: Jane Rodens  
Subject: Application - DC/19/1499/FUL  
- Land North of Gardenia Close and  
Garden Square, Rendlesham

Hi Jane,

Having read the Preliminary Ecological Appraisal (PEA) report (BasEcology, March 2018) and the Habitats Regulations Assessment (HRA) report (The Landscape Partnership, March 2019) I have the following comments on this application:

PEA

Whilst the report identifies and assesses the ecological receptors present at the site and details a number of necessary mitigation/compensation measures, a number of these do not appear to be

detailed in the plans for the proposed development. In particular, section 4.4.10/4.4.11 of the PEA report identifies that nesting plots for skylark are required to compensate for the loss of potential

nesting area for this species. No further details of this are provided and it is therefore unclear how these

will be provided or over what time period.

From the plans provided it is unclear whether the layout of the development

includes external lighting.  
As recognised in the PEA lighting has the potential to result in an adverse impact on bats and therefore if external lighting is required/proposed an ecologically sensitive lighting strategy should be provided.

Whilst the PEA identifies several potential ecological enhancement measures none appear to be included in the plans for the site. Local Plan policy DM27 (Biodiversity and Geodiversity) criterion (c) states that all development proposals should incorporate beneficial biodiversity conservation features where appropriate. The proposed development has the potential to incorporate ecological enhancements and therefore these should be included to accord with policy DM27.

Finally, should permission be granted, the implementation of the required construction mitigation measures should be secured via a Construction Environment Management Plan (CEMP) and the implementation of long term management of the landscaping and open space (notwithstanding the comments below) should be secured via a Landscape and Ecology Management Plan (LEMP).

#### HRA

It is noted that the HRA report and Planning, Design and Access Statement (Parker Planning Services, March 2019) commit to making a contribution to the Recreational

Disturbance Avoidance Strategy (RAMS). Such a contribution should be secured as part of any consent (should permission be granted). The HRA report and Planning Statement quote different figures for the RAMS contribution, the (per dwelling) figure within the HRA report would appear to be correct.

In addition to a RAMS contribution, as identified in the HRA report, a development of this scale should provide onsite greenspace for recreational activities. The proposed site layout includes one area of greenspace in the north-eastern part of the site and another, smaller area, on the western side. However, it has not been demonstrated that residents of the development would have access from the development to a 2.7km circular walking route, either within the site or connected to existing rights of way (from Jenkinson, S., (2013), Planning for dog ownership in new developments: reducing conflict - adding value. Access and greenspace design guidance for planners and developers). In the absence of demonstration that such a route is available there remains the potential that nearby designated sites will be used for regular recreational activities (such as dog walking) which may result in significant adverse effects on such sites. I'd recommend that further information is sought from the applicant on whether such recreational access can be achieved within the current design of the proposed development and if it cannot what

amendments can be made to achieve it.

In addition to the above, Natural England should be consulted on this application for their advice on the greenspace provision and HRA.

Happy to discuss the above further and if you have any other queries please let me know.

Thanks

James

James Meyer BSc (Hons) MCIEEM |  
Ecologist  
East Suffolk Council  
01394 444595 |  
[www.eastsuffolk.gov.uk](http://www.eastsuffolk.gov.uk)

East Suffolk Council is a new district authority which, from April

2019, delivers services for the residents, businesses and communities previously served by Suffolk Coastal and Waveney District Councils