



LODGE COURT SITE TURNPIKE LANE ICKLEFORD

ECOLOGICAL ENHANCEMENT SCHEME



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QUALITY ASSURANCE

This report has been prepared in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Report Writing (2nd Edition, December 2017).

The facts stated in this report are true to the best of our knowledge and belief, and any opinions expressed are held genuinely and in accordance with the accepted standards of the profession. ACD Environmental Ltd is a CIEEM Registered Practice.

Client:	Troy Homes
Site/job:	Lodge Court Site, Turnpike Lane, Ickleford
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CONTENTS

1	INTRODUCTION	4
2	AIMS AND OBJECTIVES	6
3	BASELINE ECOLOGICAL CONDITIONS	7
4	ROLES AND RESPONSIBILITIES	10
5	HABITAT CREATION AND ENHANCEMENT	11
6	MANAGEMENT, MAINTENANCE AND MONITORING	16
7	SCHEDULE OF WORKS	19
8	CONCLUSIONS	21
	APPENDIX 1: PHASE 1 HABITAT MAP	22
	APPENDIX 2: SOFT LANDSCAPE PLANS	23
	APPENDIX 3: ECOLOGICAL ENHANCEMENT PLAN	24

1 INTRODUCTION

- 1.1. ACD Environmental Ltd were instructed by Troy Homes in October 2024 to produce an Ecological Enhancement Scheme (EES) for a parcel of land at Lodge Court Site, Turnpike Lane, Ickleford (OS Grid Reference: TL 18170 31430). This land is hereafter referred to as the 'Approved Development Site'.
- 1.2. Full planning consent for erection of eight dwellings comprising of 3 pairs of semi-detached dwellings (6 x 3-bed) and two detached 4-bed dwellings including integral garages (plots 1 and 8) with a new access spur from the Lodge Court, on-site parking, landscaping by North Hertfordshire District Council on 16th of July 2024 (planning ref: **24/01031/S73**).
- This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.
- 1.3. This report has been produced to address **Condition 16** of the planning permission. Condition 16 states:

“ Prior to the commencement of development the details of an ecology scheme are to be submitted to and approved in writing by the LPA and the agreed measures are to be implemented on site prior to the first occupation. The measure are to include:

-the provision of bird bricks / boxes; - the provision of bat tubes / boxes; - insect and bee bricks / habitats; - the creation of a 'hedgehog highway' across the site; - LED down lights not focused at any trees

Reason: To protect bio-diversity on the site in accordance with LP Policy NE4.”

- 1.4. This Ecological Enhancement Scheme (EES) has been written to fulfil Condition 16; and provides ongoing management and maintenance prescriptions in relation to the points above.
- 1.5. This EES must be read in conjunction with the Ecological Assessment prepared by Cherryfield Ecology. The soft landscape plans are provided within **Appendix 2** and the Ecological Enhancement Plan is provided within **Appendix 3**.

Competence

- 1.6. This report has been written by Jake Cranston, Assistant Ecologist at ACD Environmental Ltd and Qualifying member of the Chartered Institute of Ecology and Environmental Management (CIEEM). Jake has undertaken various protected species surveys, including bats, dormice, badger and Great crested newt. Jake has written various scientific reports, and has experience reviewed Ecological Impact Assessments, following CIEEM's best practice guidelines.
- 1.7. Brian is a Senior Ecologist and has been involved in a wide range of surveys including Extended Phase 1 Habitat Surveys and Phase 2 surveys for protected species and reports including Preliminary Ecological Appraisals (PEAs) and Ecological Impact Assessments (EclAs). Brian is a Full Member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and holds Natural England Class Licences for bats, hazel dormouse *Muscardinus avellanarius* and great crested newt *Triturus cristatus*.

2 AIMS AND OBJECTIVES

Aims

The aims of this EES and how this relates to specific sections of this report are as follows:

- Provide a summary of the previous ecology surveys and results in order to provide the context to subsequent recommendations (**Section 3.0**).
- Provide details of the roles and responsibilities for future actions (**Section 4.0**).
- Provide details of habitat creation and enhancement, including artificial wildlife habitats (**Section 5.0, Appendices 2 & 3**).
- Provide details on management and maintenance of retained and created habitats (**Section 6.0**).
- Provide details on monitoring and review (**Section 6.0**).
- Provide details of a schedule of works for implementation and subsequent management, maintenance and monitoring (**Section 7.0**).
- Provide conclusions to the points raised (**Section 8.0**).

Objectives

2.1. To ensure the success of the landscape and ecological design in perpetuity, the programme of maintenance and management within this report will aim to achieve the following objectives:

- Ensure features of ecological value are protected and managed in a way that ensures their ecological value is maintained.
- Create new habitats of ecological value.
- Establish a flexible management and maintenance regime, able to respond to changing needs or objectives.
- To ensure that the required protected species enhancement measures remain in place in perpetuity and are not disturbed.

3 BASELINE ECOLOGICAL CONDITIONS

- 3.1. The Approved Development Site comprises approximately 0.45ha of land. The Ordnance Survey Grid Reference for the approximate centre of the site is TL181314.
- 3.2. The Approved Development Site is located in the village of Ickleford in North Hertfordshire which is located approximately 3.5km north of Hitchin and 63.8km north of the centre of London. The location of the Approved Development Site is shown within **Image 1**.



Image 1: Approximate boundary of the Approved Development Site. Imagery data: QGIS (2024).

- 3.3. The Approved Development Site has been subject to an Ecological Appraisal (EA) survey. This survey has checked all habitats, buildings, trees (from ground level only) or structures due to be affected by the proposals on site; it includes checking for protected species, signs of protected species or habitat value e.g., crevices, badger setts, ponds etc. as well as mapping the habitats on site. The EA survey was undertaken on the 14/11/2023 by Cherryfield Ecology. The surveys carried

out at the Approved Development Site are summarised below. For more information, please refer to the original EA¹.

Habitats

3.4. Baseline habitats within the Approved Development Site are shown in **Appendix 1**.

3.5. Habitats within the Approved Development Site based on the original ecology report are as follows:

- Hardstanding
- Semi-Improved Neutral Grassland
- Scattered trees
- Tall ruderal
- Mixed Woodland
- Scrub

Hardstanding

3.6. A driveway providing access to a housing estate is present through the northern boundary of the site.

Semi-Improved Neutral Grassland

3.7. Patches of semi-improved grassland are found on the eastern boundary of the site. False brome *Brachypodium sylvaticum*, creeping bent *Agrostis stolonifera* and false oat grass *Arrhenatherum elatius* are the dominant species in this habitat.

Scattered trees

3.1. Two lime *Tilia* sp. trees and a false-acacia *Robinia pseudoacacia* tree were observed in the west of the Approved Development Site.

Tall ruderal

¹ Cherryfield Ecology Ltd. (2023). Land adjacent Turnpike Lane Manor Close Ickleford. Ecological Appraisal.
ACD Environmental

- 3.2. Large parts of the site consist of tall ruderal vegetation with herbaceous vegetation and rank grasses present including false oat grass and creeping thistle *Cirsium arvense*.. A small patch of tall ruderal vegetation was recorded in the north-east of the Approved Development Site, including bramble *Rubus fruticosus*, common nettle *Urtica dioica* and annual mercury *Mercurialis annua*.

Mixed Woodland

- 3.3. Mixed woodland is present on the northern and western boundary of the site with both native and non-native species present.

Scrub

- 3.4. Bramble. scrub is present on the eastern boundary of the site.

Fauna

- 3.5. Based on the previous survey carried out at the Approved Development Site by Cherryfield Ecology only species requiring consideration within this report are detailed further below.

Bats

- 3.6. Previous surveys by Cherryfield Ecology determined that all buildings and trees within the Approved Development Site had **negligible** potential to support roosting bats.
- 3.7. The site provides negligible potential for roosting bats due to the lack of roosting features. Furthermore, it is currently understood that the trees with potentially suitable features will remain in situ. As such, no further surveys are required.

Birds

- 3.8. The survey by Cherryfield Ecology identified the site provides high potential for breeding birds due to the ample nesting sites provided by the mixed woodland, bramble scrub and scattered trees.

Reptiles

- 3.9. The site provides high potential for reptiles due to the ample suitable terrestrial habitats onsite for foraging, basking, and refuge..

4 ROLES AND RESPONSIBILITIES

- 4.1. This report should be read in conjunction with other environmental reports for Lodge Court, Turnpike Lane, Ickleford.
- 4.2. The overall responsibility for the design of the scheme under The Construction (Design and Management) Regulations 2015 is with the Principal Designer.
- 4.3. The implementation of this EES during site preparation and construction is the collective responsibility of the appointed Project Manager, and the Developer, Troy Homes LTD. This collective will ensure that all appointed contractors are aware of the ecological requirements of the Application Site and will distribute this EES to relevant parties.
- 4.4. All materials, workmanship, quality and operations should be in accordance with all relevant British Standards, Codes of Practice and legislation including relevant Health and Safety legislation.
- 4.5. Once the construction phase is complete, the maintenance and management of the habitats on the Application Site and associated funding will be the responsibility of a private management company appointed by the Developer.

Length of agreement

- 4.6. The minimal length of the initial agreement with the management company will be five years. Following the five years, management practices will be reviewed, and a new contract drawn up as necessary, to ensure the Approved Development Site is managed in line with the aims and objectives of this EES. Management should continue in perpetuity.

5 HABITAT CREATION AND ENHANCEMENT

- 5.1. The proposed works will require implementation of recommended measures to protect bio-diversity on the site in accordance with LP Policy NE4 within the Approved Development Site.
- 5.2. The following measures will be implemented:
- the provision of bird bricks / boxes;
 - the provision of bat tubes / boxes;
 - insect and bee bricks / habitats;
 - the creation of a 'hedgehog highway' across the site;
 - LED down lights not focused at any trees
- 5.3. This section details the measures taken to create new ecologically valuable features in order to enhance the biodiversity value of the Approved Development Site.
- 5.4. The approved soft landscape plans provide details and locations of planting. These are provided within **Appendix 2**.

Habitat Creation

Grassland

- 5.5. Creation of wildflower grassland area is proposed within the Approved Development Site. Proposed wildflower grassland areas will receive a seed mix of Emorsgate EM 2 this will include: Field Scabious *Knautia arvensis*, Meadow buttercup *Ranunculus acris* and Red Fescue *Festuca rubra*.
- 5.6. Amenity grassland will comprise a good quality meadow/cultivated amenity turf, a continuous ground cover of even density, height and colour through regular trimming to around 25-50mm.
- 5.7. Existing tussock grassland will be retained on site. There will also be a new meadow strip between the road and proposed footpaths with additional spring bulb planting. This will provide seasonal interest and wildlife value within the Approved Development Site.

Climber plants

- 5.8. Climbing plants will be included on some of the walls and fencing within the Approved Development Site. These will include Durand's clematis *Clematis durandii*, early Dutch honeysuckle *Lonicera periclymenum* 'Belgica', and rose 'The garland' *Rosa* 'The garland'.

Hedgerows

- 5.9. Sections of new hedgerow will contain areas of single and double row planting throughout the Approved Development Site. These hedgerows will include species such as Eve Price *Viburnum Tinus*, common hawthorn *Crataegus monogyna* and common hazel *Corylus avellana*. No more than three of the same species can be next to each other.
- 5.10. Any hedgerow cutting must be carried out between September and February, which is timed outside of the main bird nesting season.

Shrubs

- 5.11. New wildlife friendly shrub planting is proposed as a part of the development around the front of properties and parking areas of the Approved Development Site.
- 5.12. Shrub planting will include areas of single shrub planting and mixed shrub planting which will comprise sweet box *Sarcococca confusa* (25%), scarlet firethorn *Pyracantha* 'Orange Glow' (15%) and common dogwood *Cornus sanguinea* 'Midwinter Fire'. For a full species list, please see the soft landscape plans in **Appendix 2**.
- 5.13. Shrubs shall be maintained in a balanced shape and shall be annually pruned to allow for this. Any growth which will obscure windows, signs, or sight-lines shall be removed.

Trees

- 5.14. Entrance to the site will feature the retention of existing trees within the Approved Development. Deadwood habitat piles to be created from branches and twigs from trees to be removed (see plan). Where mature trees will be lost, for every tree lost, two new native trees should be planted as a minimum.
- 5.15. New tree planting is proposed within the communal open space area of the Approved Development Site. It will feature two native lime *Tilia sp.* trees to provide an attractive large canopy alongside great wildlife benefit. A multi stem river birch *Betula nigra* and a Sargent's cherry *Prunus sp.* will continue the line of trees providing a striking feature. Tree species to be planted will comprise small-leaved lime *Tilia cordata* and river birch..

Invasive species

- 5.16. If soil is imported to the site, areas where topsoil is used must be checked annually between May and September. If any soil is imported to the site, it must be sourced from an approved supplier and a record should be made as to where the imported soil is distributed. The check will comprise a search for invasive species, such as Japanese knotweed *Fallopia japonica*.

5.17. If invasive plant species are discovered, these must be removed using a species appropriate methodology with reference to relevant best practice guidance.

Artificial wildlife habitats

5.18. Locations of artificial wildlife habitats are shown within **Appendix 3**.

Bat boxes

5.19. A total of three bat tubes will be installed within the gable end of the new dwellings within the Approved Development Site to provide a net increase in bat roosting opportunities. It is recommended the following boxes are installed:

- 3 x 2FR Schwegler Bat Tube (or similar and approved) will be installed within the masonry of external walls of proposed dwellings to enhance the value of the site for roosting bats. These bat boxes will be installed on Plot 8, 7 and 2 facing south-east and west respectively.
- 1x Vincent Pro Bat Box (or similar and approved) will be installed on a suitable tree overlooking the Rain Garden area facing south-east and west respectively. Bat boxes should be installed at a minimum height of 3m but preferable between 5 and 7m above ground, out of the prevailing weather and out of the reach of cats. The bat boxes must not be positioned over windows and doors, or in any area where light-spill will occur.

5.20. In addition, any proposed lighting within the Approved Development Site will need to consider bats both on-site and within the surrounding area. Artificial lighting can restrict and alter bat behaviour, causing disruption whilst commuting and/or foraging as well as discouraging them from using an area entirely. It is therefore essential to install sympathetic lighting in order to avoid impacts on bats.

5.21. The Institution of Lighting Professionals and the Bat Conservation Trust have produced a guidance note² that provides advice on artificial lighting in new developments. The following measures should be implemented in order to avoid impacts on bats:

- During the construction phase, the requirement for lighting should be avoided by only undertaking work during daylight hours.
- Only luminaires with an upward light ratio of 0% will be used, and low-level bollard lighting will be used where feasible to retain darkness above the luminaire.
- All external luminaires used on site will lack UV elements and will be warm-white coloured (ideally <2700 Kelvin) to reduce blue-light components.

² Bat Conservation Trust and Institute of Lighting Professionals. (2018). *Guidance Note 08/18 Bats and artificial lighting in the UK*. BCT and ILP: UK.

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- LED luminaries will be used due to their sharp cut-off, lower intensity, good colour retention and dimming capability.
 - Where security lighting is installed this should be motion-activated.
 - Lights must not be directed at boundary vegetation or onto bat and bird boxes. Where required, lights can be fitted with hoods, baffles or louvres to reduce back-spill.

5.22. This lighting, where possible, will be of low level, be on downward deflectors and be on PIR sensors. Using LED directional lighting can also be a way of minimising the light spill affecting the habitat. No up-lighting should be used. Light spill must be minimised to as low as possible. This will ensure that the roosting and commuting resources that the bats are likely to be using is maintained.

Bird boxes

5.23. A total of four will be installed within the masonry of new dwellings within the Approved Development Site. It is recommended the following boxes are installed:

- 5 x WoodStone build-in swift *Apus apus* nest boxes (or similar and approved) will be installed within the masonry of proposed dwellings as per the Enhancement Plan. These swift boxes will be installed on the side of plot 4 and the side of plot 1 facing north-west and east respectively. Swift provisions are to be installed under the eaves to provide shelter if there are overhanging eaves.
- 2 x 2H Schwegler Robin Box (or similar and approved) will be hung on trees as per the Enhancement Plan. Robin box will be installed in the south-west of the site on a mature tree facing north-west, and another will be placed by a woodpile north of the site entrance road facing east. Robin box should be installed at a minimum height of 2m and out of reach of cats.

5.24. These bird boxes will provide nesting opportunities for the referenced species and will further enhance the value of the site for birds.

Hedgehog Highway

5.25. A Hedgehog highway will be installed in order to allow hedgehogs and other small mammals a continuous corridor across the site, thus linking the garden/site etc. and green spaces in the area. Twenty gaps in fencing of 13cm-by-13cm is sufficient for any hedgehog to pass through. Placement will be mainly on the south and east of the site connecting gardens to the surrounding green spaces. Where possible the hedgehog highway gaps will be positioned next to hedgerows and away from busy roads.

Hedgehog Home

5.26. Hedgehog Home will be installed to provide hedgehogs a safe space to retreat to, also providing a nesting area. The hedgehog home should be placed in a shady and quiet spot to minimise disturbance away from roads. An area of thick shrub or vegetation would be ideal.

Beebrick

Bee Bricks will be installed on plot 3, 5, 7 and 8 placed in a warm sunny spot on a south-facing wall at a minimum height of 1m, with no vegetation obstructing the holes. It is highly recommended that bee-friendly plants should be located nearby so that the bees using the bricks have food, otherwise it is unlikely that the brick will be used. Lavender *Lavandula angustifolia*, honeysuckle *Lonicera periclymenum* and buddleija *Buddleja davidii* are all pollinator-friendly plants.

6 MANAGEMENT, MAINTENANCE AND MONITORING

Management prescriptions

General management

6.1. The following general management measures will be followed throughout the Approved Development Site:

- The works will be carried out in accordance with Guidance for Pollution Prevention³ to prevent pollutants from entering the water table and other habitats and to appropriately deal with any pollution incidents should they arise.
- All chemicals will be carefully stored within the site compound(s).
- Should any chemical spills occur then they must be traced, recorded and addressed in compliance with COSHH. A spill kit must be available at all times.
- Information on dealing with chemical spills is contained in PPG21 'Dealing with Spills' and a copy of this guidance should be kept on site during the construction works.
- Small loose objects of litter (e.g. plastic bottles, food packets etc.) should be removed regularly;
- Fly-tipping should be safely removed and reported to North Hertfordshire District Council;
- Should planting be found to be in poor health, professional help will be sought and appropriate remedial/replacement measures taken;
- If invasive plant species are discovered, these must be removed using a species appropriate method; and
- Herbicide and pesticide use will be avoided, except where required for removal of invasive species.

Habitats

6.2. A summary of maintenance and management prescriptions for habitats and species can be found

³ NetRegs (2022). Guidelines for Pollution Prevention. Available at: [guidance-for-pollution-prevention-1-2022-update.pdf](https://www.netregs.org.uk/guidance-for-pollution-prevention-1-2022-update.pdf) ([netregs.org.uk](https://www.netregs.org.uk)).

below.

Hedgerows and shrubs

- 6.3. The hedgerows should provide shelter for nesting birds and foraging habitat for insects, bats and birds.
- 6.4. Hedgerows and shrubs will be maintained at a favourable height and width for biodiversity. All trimming and pruning operations must be timed to avoid the breeding bird season, which runs from February - August inclusive. The optimal time to cut hedgerows is between January and February as this allows birds and small mammals time to utilise fruits throughout the winter months.
- 6.5. All hedgerows will be checked annually for signs of damage, deterioration or distress. If hedgerows are in poor condition, growing conditions will be amended as necessary. If the hedgerow does not recover it will be replaced in the next available planting season.

Trees

- 6.6. A formal assessment of tree health/development will be undertaken annually. This assessment will include foliar appearance, leaf size and leaf canopy density, extension growth and incremental girth development. Trees will also be assessed continually throughout the year on an *ad hoc* basis.
- 6.7. If trees are not thriving or are in poor condition, then growing conditions will be amended as necessary. If the specimen does not recover it will be replaced in the next available planting season.
- 6.8. Unless they pose a Health and Safety risk, dead tree limbs will be allowed to remain on trees until they are naturally shed.

Artificial Wildlife Habitats

- 6.9. Once installed, both the bird and bat boxes will require minimal maintenance.
- 6.10. All bat and bird boxes will be subject to monthly external visual checks to assess for any damage. Any damaged boxes will be repaired or replaced as necessary. These external checks should not cause any disturbance; however, if disturbance is likely the bat box must only be checked by a Natural England Class 2 Bat Licenced ecologist as bats and their roosts are protected under wildlife legislation.
- 6.11. It is recommended that a local wildlife group are approached and given the opportunity to undertake monitoring of bat and bird boxes with volunteers from the local community. This approach would help encourage community engagement with the wildlife within the Approved Development Site and foster a sense of responsibility. Any data collected from this will be fed back to the council as appropriate.

Monitoring and feedback into EES

- 6.12. On completion of the construction phase, the Approved Development Site will be inspected by an ecologist to confirm the development has adhered to the EES. Where discrepancies are identified, these are to be reported to the Developer and North Hertfordshire District Council. The discrepancies will be corrected under the supervision of the ecologist where required. Discrepancies can include missing bird and bat boxes, hedgerow or tree failure etc.
- 6.13. Following this, the Approved Development Site will be monitored every three years by an ecologist, and management regimes amended as required to meet the management aims and objectives.
- 6.14. The EES will be reviewed after five years by an ecologist and will be amended as necessary. Following this, the Approved Development Site will continue to be monitored by an ecologist every three years and adjusted as considered necessary. Relevant data from the surveys will be sent to the following organisations where necessary:
- North Hertfordshire District Council;
 - Local Records Centre;
 - Relevant national recording scheme; and
 - ACD Environmental Ltd (if required).

7 SCHEDULE OF WORKS

7.1. The work schedule for monitoring, maintenance and management activities are set out within **Table 2**. The works schedule below may be subject to changes in timings subject to the construction phase schedule. In the instance that any changes in timings are required, the Developer and/or the appointed management company is to contact an ecologist at ACD Environmental Ltd to confirm agreement to any amendments.

7.2. The colour coding within **Table 2** is as follows:

	Optimal months
	Sub-optimal months (may be acceptable if appropriate mitigation/supervision undertaken)
	Unsuitable months

Table 2: Work schedule for management, maintenance and monitoring schedules.

Action		J	F	M	A	M	J	J	A	S	O	N	D
POST COMPLETION - YEAR 1													
Year 1	Year 1 monitoring survey undertaken by an ecologist. Results used to feedback into EMP as required and to rectify any issues.												
	Regular removal of litter and check for invasive species.												
	Amenity grassland areas mown regularly to 40-60mm.												
POST COMPLETION - YEAR 2 ONWARDS													
Weekly-Monthly	Regular removal of litter and check for invasive species.												
	Amenity grassland mown regularly to 25-40mm in height.												
	Monthly visual inspection of artificial habitats for any signs of damage. Remedial action/replacement undertaken as necessary.												
Annual	Annual check of habitats to include hedgerows, shrubs and trees to check for signs of damage, deterioration or distress.												
2-3 years	Monitoring surveys undertaken by an ecologist every three years. Results used to feedback into EMP as required and to rectify any issues.												
5 years	Five-year review of EMP undertaken. Results provided to North Hertfordshire District Council, Local Records Centre and Developer as required. EMP updated and monitoring continued in line with EMP.												

8 CONCLUSIONS

- 8.1. This EES has been produced to fulfil **Condition 16** of the planning consent for the Approved Development Site (North Hertfordshire District Council: **24/01031/S73**).
- 8.2. The Developer and Site Manager will be responsible for ensuring that the habitats are created, as described within this report and detailed within the soft landscape plans. Once the construction phase is complete, the maintenance and management of the habitats on the Approved Development Site will be the responsibility of a private management company appointed by the Developer.
- 8.3. This EES sets out the ongoing maintenance, management and monitoring programme to be undertaken at the Approved Development Site post-completion.
- 8.4. With implementation of the measures outlined within this report, it is considered that the ecological measures within the Approved Development Site will be maintained in a favourable condition in perpetuity.

APPENDIX 1: PHASE 1 HABITAT MAP⁴

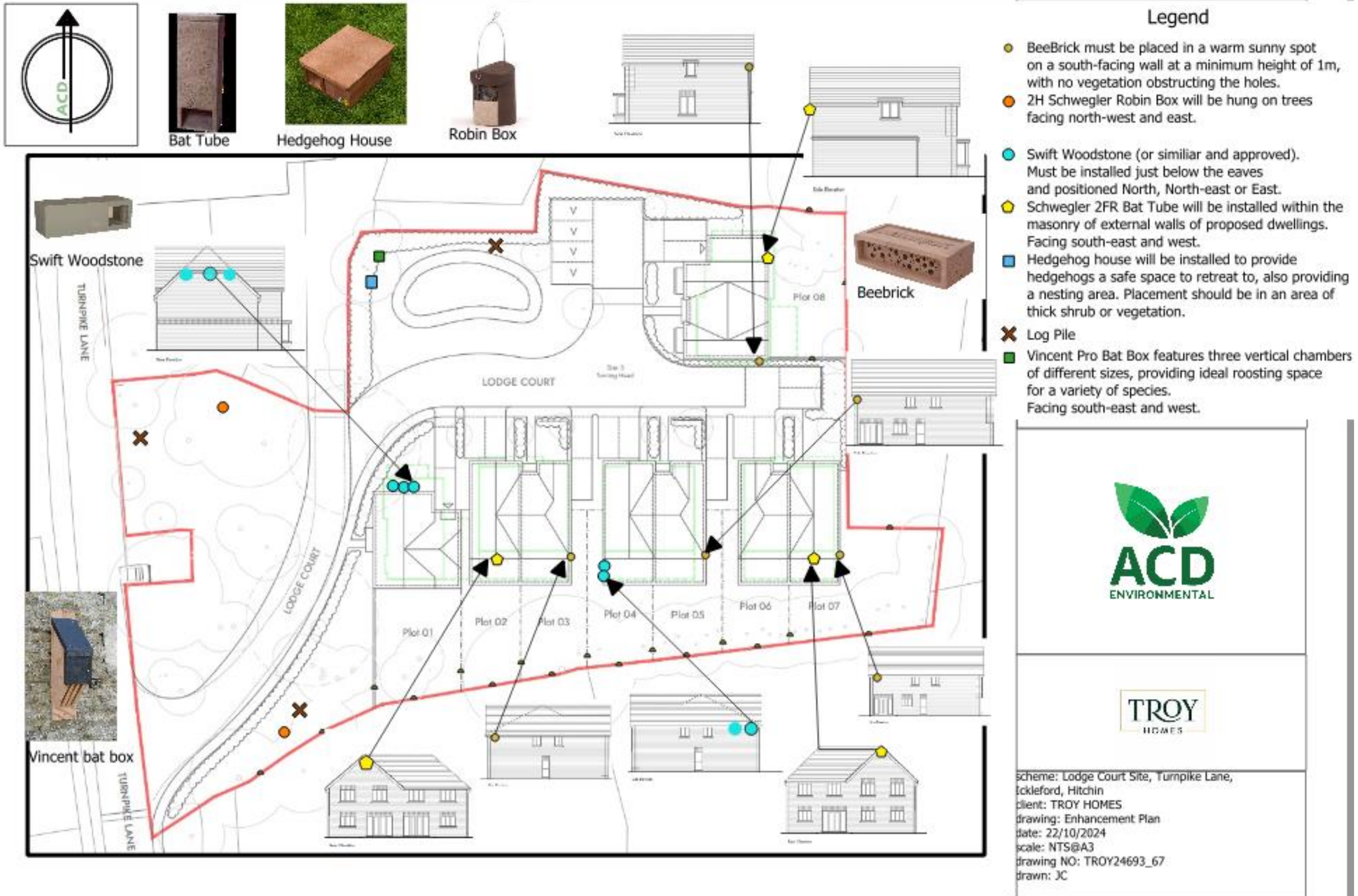


⁴ Cherryfield Ecology Ltd. (2023). Land adjacent Turnpike Lane Manor Close Ickleford. Ecological Appraisal. P.32.

APPENDIX 2: SOFT LANDSCAPE PLANS



APPENDIX 3: ECOLOGICAL ENHANCEMENT PLAN



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