

Ecological Enhancement Plan

Site: Land South of Flint House, North End, Kelshall, Hertfordshire, SG8 9SD

Planning Application Reference: 26/00474/FP

Local Planning Authority: North Hertfordshire District Council

Applicant: Mr & Mrs Bullen

Date: 3rd August 2026

1. Introduction

This Ecological Enhancement Plan (EEP) has been prepared in response to planning condition 7 attached to planning permission 26/00474/FP for the erection of one detached self-build dwelling and detached outbuilding to provide a double garage and ancillary annex including soft and hard landscaping, entrance gates and alterations to existing vehicular access at land South of Flint House, North End, Kelshall, Hertfordshire, SG8 9SD.

The purpose of this EEP is to provide details of ecological enhancement measures to be incorporated into the development. The measures are intended to enhance opportunities for local wildlife and biodiversity, including birds, bats, bees, hedgehogs and other small mammals and invertebrates.

The enhancement measures set out within this EEP shall be implemented in accordance with the details below and completed prior to the first occupation of the first dwelling approved under the planning permission. The measures shall be retained thereafter.

2. Ecological Enhancement Measures

2.1 Hibernacula

A minimum of two **hibernacula** shall be created within suitable areas of the site.

Hibernacula will provide shelter and overwintering habitat for amphibians, reptiles and small mammals. Each hibernaculum will be constructed using suitable natural materials, such as:

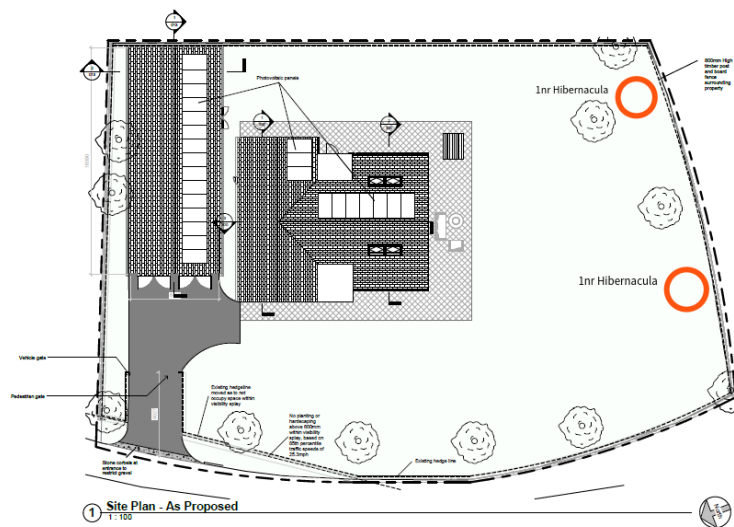
- logs and branches;
- untreated timber;
- stones and rubble;
- bricks or other suitable inert materials; and
- locally sourced topsoil and vegetation.

The materials will be arranged to create a series of voids and cavities, with the structure partially buried or covered with soil and natural vegetation including wildflowers.

The hibernacula's will be located to the south of the garden which will be in an area of low disturbance, such as [landscape margins / rear garden areas / retained habitat areas] and will be positioned to avoid conflict with routine maintenance and access requirements.

Indicative specification:

- Number: Two
- Approximate dimensions: 1000mm in diameter and 500mm deep
- Location: As shown on drawing below
- Construction: Natural, untreated and non-toxic materials



2.2 Integrated Bird Boxes

An integrated bird nesting box will be incorporated into the construction of main dwelling within the development.

A minimum of one **integrated bird boxes** will be provided, with the final locations shown on the approved ecological enhancement plan and/or building drawings.

The box will be suitable for common garden and urban bird species, such as house sparrow, starling or other appropriate species identified as locally relevant.

Where possible, bird boxes will:

- be positioned at least approximately 2–3 metres above ground level;
- have unobstructed access;

- be located away from direct disturbance;
- avoid direct positioning above windows or doors where practicable; and
- be installed in accordance with the manufacturer's specifications.

The integrated bird boxes shall be retained thereafter.

2.3 Integrated Bat Boxes

A minimum of one **integrated bat boxes or bat bricks** will be incorporated into suitable buildings or structures.

The bat features will provide potential roosting opportunities for crevice-dwelling bat species.

The features will:

- be located on suitable elevations;
- be positioned at an appropriate height above ground level;
- have unobstructed access;
- be located away from artificial lighting where practicable; and
- be installed in accordance with the manufacturer's recommendations.

Bat boxes/features will be located on elevations with suitable conditions, including where possible south-, south-east- or south-west-facing aspects, subject to the detailed design of the buildings.

External lighting will be designed to avoid illuminating the entrances to bat boxes and other retained or enhanced ecological features.

The integrated bat features shall be retained thereafter.

2.4 Bee Boxes / Invertebrate Features

A minimum of two **bee boxes or other suitable invertebrate habitat features** will be provided within the site.

These features will provide nesting opportunities for solitary bees and other invertebrates.

The features may include:

- purpose-built bee bricks;

- bee hotels;
- drilled timber blocks;
- hollow stems; and/or
- other suitable natural materials.

The features will be installed in sunny, sheltered locations where practicable, preferably close to suitable nectar-rich planting.

The bee boxes and invertebrate features shall be retained thereafter and maintained in accordance with the manufacturer's guidance where applicable.

2.5 Hedgehog Access Holes

To maintain connectivity for hedgehogs and other small mammals, suitable gaps will be incorporated into boundary fencing.

Where fencing is installed, a minimum **150 mm x 150 mm gap** will be provided at the base of fences at suitable intervals, or an equivalent proprietary hedgehog access feature will be used.

The access points will:

- be positioned at ground level;
- remain unobstructed;
- connect gardens and/or suitable areas of habitat where practicable; and
- be retained thereafter.

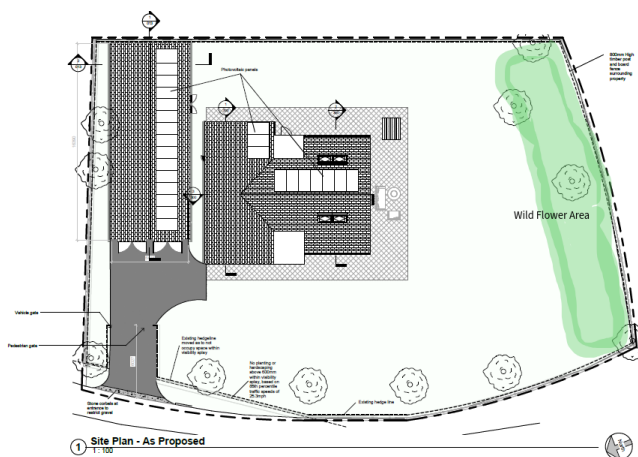
Where appropriate, the location of hedgehog access points will be shown on the approved landscape or ecological enhancement plan.

3. Additional Ecological Enhancement

Where practicable, the development will also incorporate the following measures:

- planting of native or wildlife-friendly species;
- provision of nectar-rich planting for pollinating insects;
- retention and enhancement of existing hedgerows and other suitable vegetation;
- use of locally appropriate native species within new planting schemes; and
- avoidance of invasive non-native species.

Any new planting will be selected to provide a range of flowering periods and food resources for wildlife.



4. Implementation

The ecological enhancement measures described in this EEP shall be implemented as follows:

Feature	Required implementation
Hibernacula	Created in accordance with Section 2.1
Integrated bird boxes	Installed within buildings/structures
Integrated bat boxes	Installed within buildings/structures
Bee boxes/invertebrate features	Installed in suitable locations
Hedgehog holes	Incorporated into boundary fencing

All measures shall be implemented **prior to the first occupation of the first dwelling approved under the planning permission**, unless otherwise agreed in writing with the Local Planning Authority.

5. Retention and Maintenance

All ecological enhancement features approved under this EEP shall remain in place thereafter.

The features shall not be removed, blocked or otherwise rendered unusable unless otherwise agreed in writing with the Local Planning Authority.

Where replacement or repair is required, this shall be undertaken using equivalent or improved ecological features.

6. Conclusion

The measures set out within this Ecological Enhancement Plan provide new opportunities for wildlife within the development and directly address the requirements of the relevant planning condition.

The proposed hibernacula, integrated bird and bat boxes, bee/invertebrate features and hedgehog access holes will contribute to the ecological enhancement of the site and support biodiversity within the completed development.

The measures will be implemented prior to the first occupation of the first dwelling and retained thereafter.
