

Ecological Enhancement Plan

Land rear of
34, Arlesey Road
Ickleford
Hitchin
Hertfordshire

May 2026



ELMAW Consulting
*Consultant Ecologists &
Wildlife Managers*

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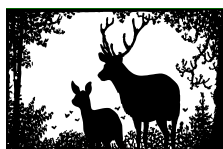
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Undertaken on behalf of:

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1.0 Introduction

1.1 Background

1.1.1 In February 2026, planning permission was granted by North Hertfordshire District Council for the '*Erection of nine dwellings including access, parking and landscaping*', under planning reference number 25/01094/FP, for a site known as land rear of 34, Arlesey Road, Ickleford, Hitchin, in Hertfordshire.

1.1.2 In compliance with Planning Condition 17 of that planning permission and to conserve and enhance ecological interest, in accordance with the North Herts Local Plan policy NE4, this Ecological Enhancement Plan (EEP) has been produced.

1.1.3 Planning Condition 17 states that: "*No development shall take place until an Ecological Enhancement Plan (EEP) for the creation of new wildlife features such as the inclusion of integrated bird/bat and bee boxes in buildings/structures and hedgehog holes in fences, has been submitted to and approved in writing by the local planning authority.*

Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the North Herts Local Plan policy NE4".

1.1.4 This EEP has been produced using the *Preliminary Ecological Appraisal* – April 2025 – ELMAW Consulting. The following drawing has also been used in the production of this EEP:

- *Proposed Site Layout* - Drawing. No: 436/02C - September 2024

1.1.5 This EEPs has been prepared for the discharge of planning condition 17.

1.2 Terms of Reference

1.2.1 The author of this EEP is Keith Seaman, who holds a Bachelor of Science Degree in Environmental Studies; Agri-Ecosystem Management, a Diploma of Higher Education in Ecology and Conservation and a Certificate of Higher Education in Ecology. His professional qualifications include membership of the Royal Society of Biology (RSB), registered as a Chartered Biologist and professional

grade membership of The Chartered Institute of Ecology and Environmental Management (CIEEM). Keith Seaman also holds Natural England Survey, Research and Development licences for all species of bat, badger (*Meles meles*), great crested newt (*Triturus cristatus*), otter (*Lutra lutra*), barn owl (*Tyto alba*) and dormouse (*Muscardinus avellanarius*).

- 1.2.2 Keith Seaman has been an academically qualified Ecologist since 1995 and a professionally qualified Ecologist since 2004 and since then has gained considerable experience, working in both the public and private sectors, carrying out Ecological Impact Assessments as well as protected species appraisals, developing mitigation strategies and writing Biodiversity Enhancement Schemes and Ecological Enhancement Plans.

1.3 Site Description

- 1.3.1 The site with which this EEP is concerned is a small parcel of land at the rear of number 34, Arlesey Road, Ickleford, in north Hertfordshire. It is situated within the large village of Ickleford, surrounded on two sides by residential houses, with fields to the north and east. The site receives no official recognition/designation for its nature conservation importance.

1.4 Ecological Enhancement Scheme Implementation Responsibility

- 1.4.1 It is the responsibility of the site's developers – Peter David Homes - to ensure the implementation of this EEP. The choice of and installation of the ecological enhancement features themselves, set out in this EEP, will be carried out or overseen by Suitably Qualified Ecologists (SQEs) from ELMAW Consulting. The integral bat tubes, bird bricks and bee bricks do not require any maintenance or aftercare.

2.0 Conservation Aims

2.1 Introduction

- 2.1.1 To improve the redeveloped site for protected species groups such as bats and birds, a number of artificial ecological enhancement features will be installed/erected within the newly developed site. In addition, features for bees (and other important pollinators) and hedgehogs (*Erinaceus europaeus*) will be installed.
- 2.1.2 Features chosen will be appropriate to the geographical area and potential for species with the potential to utilise the site post-redevelopment. They will be located in the most appropriate locations within the newly developed site, as chosen by the SQE.

2.2 Bats

- 2.2.1 As an ecological enhancement measure, the redevelopment will provide a biodiversity gain for bats through the installation of a number of artificial integral cavity bat roosting tubes in the new dwellings. All bats and their places of shelter (roosts) are protected under both European and UK legislation. Several species are also Species of Principal Importance under Section 41 of the NERC Act 2006.

2.3 Nesting for Small Birds & Swifts

- 2.3.1 Nesting birds are under pressure to find nest sites, particularly in urban environments and providing artificial nest boxes of a long-lasting, durable material, integrated into the fabric of the buildings, can help ease this pressure.
- 2.3.2 To provide ecological enhancements for small birds, a number of bird bricks (with an entrance hole of 32mm), suitable for species that may utilise the site, will be integrated into the brickwork of a number of the new dwellings.
- 2.3.3 In addition, a number of swift (*Apus apus*) bricks will be installed. Swifts are considered an amber listed Bird of Conservation Concern and are summer visitors to the UK. Each year they make the long journey from their wintering grounds in Africa to breed, before returning again in August. Swifts mate for life and breeding pairs will meet up each spring at the same nest site. Traditionally,

nests are made high in the roof space under the eaves of old buildings. Many modern and refurbished buildings now have much more effective sealing of the eaves, meaning that nesting spaces are becoming more difficult to find however integral swift bricks offer a good alternative.

2.4 *Bees & Other Pollinators*

- 2.4.1 Artificial bee bricks are a simple but effective way to create nesting habitat for bees and other pollinators, within gardens, walls and, in this case, buildings. Designed to be built directly into the brickwork, they replace lost nesting sites and help support vital pollinators in both urban and rural environments. Suitable for cavity-dwelling bees (among others), they provide a safe, long-lasting nesting space for invertebrates which play a crucial role in pollination yet are in decline in the UK, due to habitat loss.

2.5 *Hedgehogs*

- 2.5.1 The hedgehog is a UK Biodiversity Action Plan Species and a Species of Principal Importance under Section 41 of the NERC Act 2006. It is possible that hedgehogs may persist on site or in the locality and, as such, a number of hedgehog 'pop-holes' which will be created in close-board fencing, to allow their free movement throughout the redeveloped site.

2.6 *Wildlife-Beneficial Planting & Good Horticultural Practices*

- 2.6.1 Good horticultural practices will be followed with the planting of the new trees, the Other Neutral Grassland (wildflower meadow) planting, the mixed scrub planting and with the planting of the new lengths of native hedgerows.
- 2.6.2 The planting scheme will aim to incorporate the maximum number of beneficial species to wildlife and a list of suggested wildlife-beneficial plants has been appended.
- 2.6.3 It is important to implement good horticultural practices in any landscaping scheme, including the use of peat-free composts, mulches and soil conditioners. The use of pesticides (herbicides, insecticides, fungicides and slug pellets etc.) should be discouraged to prevent cumulative fatal affects to

animals via the food chain, particularly invertebrates, birds and/or mammals.
Any pesticides used should be non-residual.

3.0 Ecological Enhancement Features & Prescriptions

3.1 *Aim: To provide new bat roosting opportunities within the site*

Objective: To install a total of three cavity bat roosting tubes (Wienerberger Habibat, as illustrated below), or similar, within the newly redeveloped site.

Establishment Timing: At the time of construction.

Maintenance Duration: These bat tubes require no continued maintenance and can be left in perpetuity.

Prescription: A single integrated bat tube will be installed at three locations (as shown on *Drawing: Ecological Enhancement Plan* - appended). The tubes will be installed at the time of construction, at least four metres above the ground. One will be on the southern gable end of Plot 3, the eastern gable end Plot 7 and the eastern gable end of Plot 8 – both these locations face the linear ditch line (which will be tree-lined following the proposed new tree planting) – highly suitable habitat for commuting and foraging.



Wienerberger Habibat Integral Bat Tube

These bat tubes are especially suitable for (among others) both common and soprano pipistrelle bats (*Pipistrellus pipistrellus* and *P. pygmaeus*), the latter being a Species of Principal Importance and the subject of a UK Biodiversity Species Action Plan. These Habibat bat boxes are made from brick slips, featuring a plinth detail at the bottom to allow bats to enter and exit. Habibat

boxes can be integrated into the façade of a new building or installed retrospectively, using matching or a contrasting colour brick.

This type of bat tube is specifically designed to meet the characteristic behavioural requirements of the species of bat that inhabit buildings. The design maintains excellent climatic conditions inside, providing bats with a safe and stable environment in which to roost and require no maintenance because droppings fall out of the entrance ramp. By placing them on different elevations, a variety of climatic conditions is achieved offering roosting at all times of the year.

3.2 ***Aim: To provide additional small bird nesting opportunities within the site***

Objective 1: To install three Habibat Small Bird Bricks (or similar) – one on the northern elevation of the garage of Plot 4, one on the northern elevation of the garage of Plot 7 and the other on the northern elevation of the new dwelling at Plot 9. These locations are shown on *Drawing: Ecological Enhancement Plan* - appended.

Establishment Timing: At the time of construction.

Maintenance Duration: These bird bricks require no continued maintenance and can be left in perpetuity.

Prescription: The Habibat Small Bird Box is a small, solid box made of insulating concrete which provides an internal roost space and can be seamlessly integrated into the fabric of a building as it is built, providing shelter and insulation for any nesting birds. The access hole (32mm) is specifically designed for smaller garden birds such as blue tits (*Cyanistes caeruleus*), great tits (*Parus major*), nuthatches (*Sitta europaea*), house sparrows (*Passer domesticus*), wrens (*Troglodytes troglodytes*) and coal tits (*Periparus ater*).

Unlike traditional wooden nest boxes, these boxes will not rot away or deteriorate as they are built into the fabric of the building. The robust material safeguards against attacks from predators such as woodpeckers, cats and squirrels, whilst providing a well-insulated interior with a more consistent internal temperature than an ordinary wooden box. This is especially important during

the breeding season and ensures that young birds have a greater chance of survival.

The bird bricks will have a clear flight path to the entrance and the bricks will not face south as this may prove too hot for nestlings which may prematurely leave the nest and fall to their deaths if temperatures are too hot. By placing three boxes, birds will be provided with a choice of location and this will raise the chances of the boxes being used. The bricks should be installed at a height of between 2-5m above ground.



Habibat Small Bird Box

3.3 ***Aim: To provide additional swift nesting opportunities within the site***

3.3.1 **Objective 1:** A total of four integral swift nest bricks will be installed in a number of the new dwellings on the site.

Establishment Timing: At the time of construction.

Maintenance Duration: These bird bricks require no continued maintenance and can be left in perpetuity.

Prescription: The Habibat integral swift nesting brick for swifts is designed to be incorporated into the brickwork of a new build or renovation. It will provide a suitable nesting site for a pair of swifts. This style of box will be installed in four of the plots, just under the eaves at the following locations: western gable end of

Plot 1, eastern gable end of Plot 2 and the northern gable ends of Plots 5 and 6 – as shown on *Drawing: Ecological Enhancement Plan* - appended.



Habibat Swift Brick

The Habibat Swift Box is a solid box made of insulating concrete which provides an internal roost space and can be integrated into the fabric of a building as it is built or renovated. The access hole is specifically design to accommodate swifts.

Bricks should be integrated at a height of at least 4 - 5m above ground level, but ideally as high as possible.

3.4 ***Aim: To provide opportunities for pollinators within the site***

Objective 1: To install three integrated Bee Bricks (or similar) – one on the eastern elevation of Plot 7, one on the eastern elevation of Plot 8 (closest to the habitat created to the east of the site) and the other on the southern elevation of Plot 9. These locations are shown on *Drawing: Ecological Enhancement Plan* - appended.

Establishment Timing: At the time of construction.

Maintenance Duration: These bee bricks require no continued maintenance and can be left in perpetuity.

Prescription: The Bee Brick is a simple but effective way to create nesting habitat for bees and other pollinators within buildings. They are designed to be built directly into brickwork and replace lost nesting sites in support of vital pollinators in both urban and rural environments.

Suitable for many bee species and other cavity-nesting invertebrate species, the Bee Bricks provide a safe, long-lasting nesting space for declining pollinator species. The bricks are solid at the back, ensuring bees do not enter the dwellings' living space and features moulded cavities at the front for bees to lay their eggs. Entrances are then sealed by the bees, using mud or chewed vegetation. New bees emerge in spring and the nesting cycle begins again.

The bricks will be installed at least 1m above ground level, with no maximum height.



Bee Brick

3.5 ***Aim: To provide artificial features for hedgehogs within the site***

Objective: To provide hedgehog 'pop-holes' in close-board fencing, to allow the free movement of hedgehogs around the newly developed site.

Establishment Timing: At the soft landscaping stage of the development.

Maintenance Duration: No maintenance is required of these features, other than to keep them open and accessible to hedgehogs.

Prescription: The hedgehog is a UK Biodiversity Action Plan Species and a Species of Principal Importance under Section 41 of the NERC Act 2000. It is possible that hedgehogs may persist on site, or in the locality.

As such, small hedgehog 'pop-holes' (as illustrated below) will be provided at certain locations, at the bases of close-board fencing within the site, to allow the free movement of hedgehogs around the site, once developed. Hedgehog 'pop-holes' measuring 13cm x 13cm, as illustrated below, will be pre-cut at the base of the close-board fencing in a number of locations within the newly redeveloped site. The locations for the hedgehog 'pop-holes' are shown on *Drawing: Ecological Enhancement Plan* – appended.



Example of a hedgehog 'pop-hole' in base of close-board fencing

4.0 Ecological Enhancement Plan Monitoring

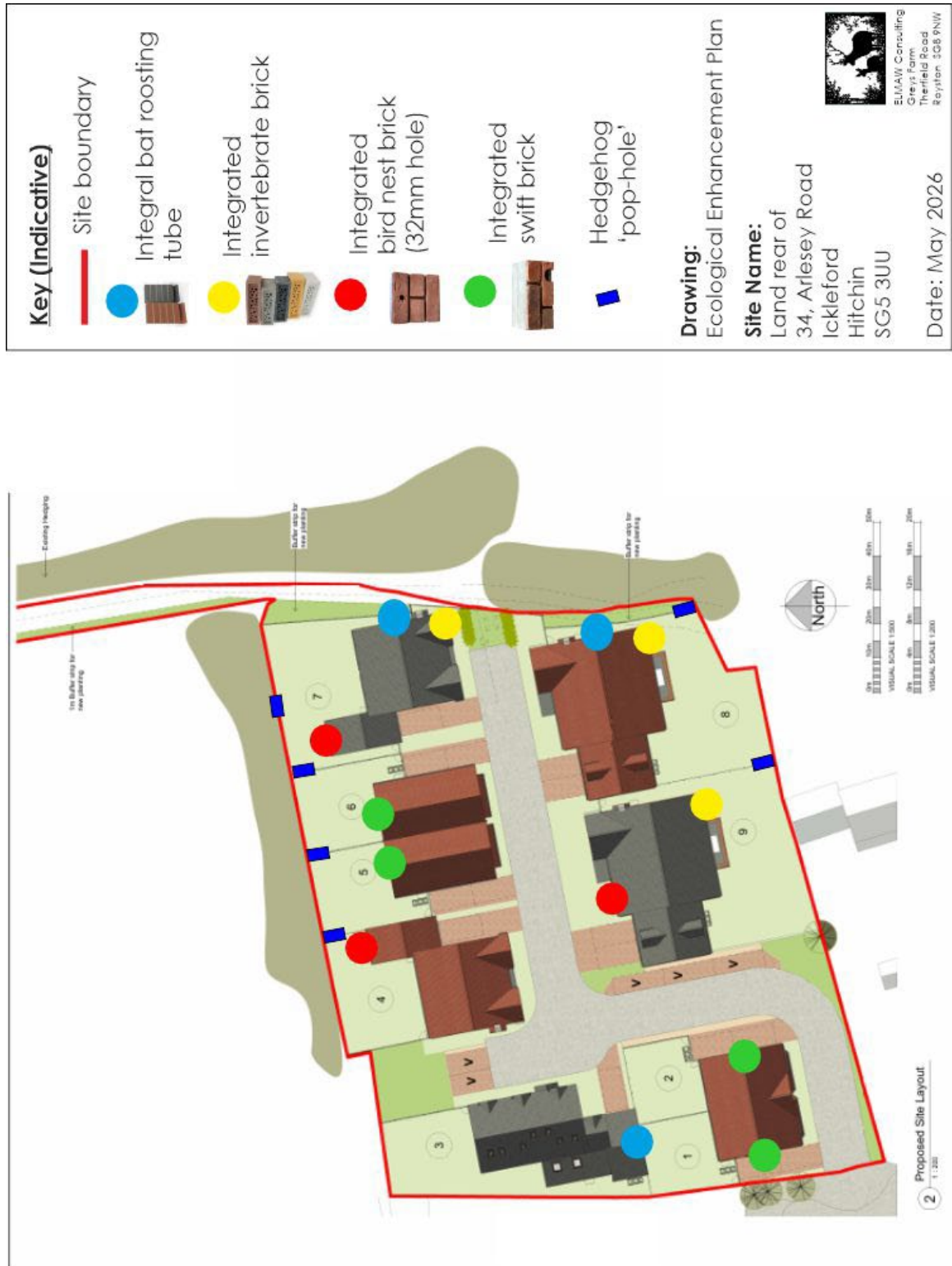
- 4.1** *Aim: To carry out a regime of surveillance to monitor the implementation of this EEP and to take remedial actions if required, in order to achieve the EEP's objectives.*

General Arrangements

- 4.1.1 ELMAW Consulting are retained as Ecological Clerk of Works for all EEP works on the site.
- 4.1.2 Planting on site will include native species, with a recognised value to native wildlife.
- 4.1.3 Good horticultural practices will be practiced in the planting of the new trees, the new native hedgerow, the native mixed scrub and the other neutral grassland (wildflower meadow planting), including the use of peat-free composts, mulches and soil conditioners. Pesticides (herbicides, insecticides, fungicides and slug pellets etc) will not be used, to prevent cumulative fatal effects on animals via the food chain, particularly invertebrates, birds and/or mammals. Any pesticides used will be non-residual.
- 4.1.4 The planting of the species will be undertaken at appropriate times of the year, as guided by the developer's Landscape Architects.

5.0 Appendix 1

5.1 Drawing: Ecological Enhancement Plan



6.0 Appendix 2

6.1 List of Wildlife-beneficial Plants

Common Name	Latin Name	Specifically benefit:					
		Birds	Mammals	Butterflies	Moths	Bees/ wasps	Flies/ hoverflies/ ladybirds
Agrimony	<i>Agrimonia eupatoria</i>	√					
Alder buckthorn	<i>Frangula alnus</i>	√	√	√		√	
Apple	<i>Malus domestica</i>	√	√	√	√	√	√
Ash	<i>Fraxinus excelsior</i>	√			√		√
Aspen	<i>Populus tremula</i>				√		
Aubretia	<i>Aubretia deltoidea</i>			√			√
Barberry	<i>Berberis vulgaris</i>	√				√	
Bell heather	<i>Erica cinerea</i>				√	√	
Bergamot	<i>Mondarda didyma</i>			√		√	
Betony	<i>Stachys officinalis</i>					√	
Blackcurrant	<i>Ribes nigrum</i>	√		√	√	√	
Black-eyed Susan	<i>Rudbeckia hirta</i>					√	
Blackthorn	<i>Ptunus spinosa</i>	√			√		
Bloody crane's-bill	<i>Geranium sanguineum</i>					√	
Broad-leaved everlasting pea	<i>Lathyrus latifolius</i>			√	√	√	
Broom	<i>Cytisus scoparius</i>	√				√	
Buckthorn	<i>Rhamnus catharticus</i>	√		√			
Bugle	<i>Ajuga reptans</i>			√	√	√	√
Butterfly bush	<i>Buddleia davidii</i>			√	√	√	
Californian lilac	<i>Ceanothus divergens</i>	√			√	√	√
Californian poppy	<i>Eschscholzia 'Carmine King'</i>					√	√
Caryopteris	<i>Caryopteris x clandonensis 'Heavenly Blue'</i>				√	√	√
Catmint	<i>Nepeta cataria</i>					√	
Cat's-ear	<i>Hypochaeris radicata</i>						√
Cherry laurel	<i>Prunus laurocerasus</i>					√	√
Chives	<i>Allium schenoprasum</i>					√	
Clarkia	<i>Clarkis cv</i>				√	√	

Clematis	<i>Clematis tangutica</i>	√			√		
Clematis Montana	<i>Clematis montata</i>	√					
Columbine	<i>Aquilegia vulgaris</i>					√	
Common alder	<i>Alnus glutinosa</i>	√			√	√	√
Common bird's-foot-trefoil	<i>Lotus corniculatus</i>			√			
Common dog-violet	<i>Viola reviniana</i>						√
Common evening-primrose	<i>Oenothera biennis</i>				√		
Common figwort	<i>Scrophularia nodosa</i>				√	√	
Common knapweed	<i>Centaurea nigra</i>	√		√	√	√	
Common poppy	<i>Papaver rhoeas</i>					√	
Common thyme	<i>Thymus vulgaris</i>			√		√	
Common toadflax	<i>Linaria vulgaris</i>					√	
Common valerian	<i>Valeriana officinalis</i>			√	√		
Coneflower	<i>Echinacea purpurea</i>			√		√	√
Cotton thistle	<i>Onopordum acanthium</i>	√			√	√	
Cowslip	<i>Primula veris</i>					√	
Crab apple	<i>Malus sylvestris</i>	√	√		√	√	
Creeping cinquefoil	<i>Potentilla reptans</i>				√	√	
Crocus	<i>Crocus tommasinianus</i>					√	
Cross-leaved heath	<i>Erica tetralix</i>				√	√	
Daisy	<i>Bellis perennis</i>					√	√
Dandelion	<i>Taraxacum officinale</i>	√	√		√	√	√
Dark mullein	<i>Verbascum nigrum</i>	√			√	√	
Devil's-bit scabious	<i>Succisa pratensis</i>			√	√		√
Dog rose	<i>Rosa canina</i>	√	√				
Dogwood	<i>Cornus sanguine</i>	√		√			
Downy birch	<i>Betula pubescens</i>	√			√		
Elder	<i>Sambucus nigra</i>	√	√		√	√	√
Escallonia	<i>Escallonia sp.</i>				√	√	

Fennel	<i>Foeniculum vulgare</i>						√
Field maple	<i>Acer campestre</i>				√	√	
Firethorn	<i>Pyracanthus augustifolia</i>	√		√			
Flowering currant	<i>Ribes sanguineum</i>			√	√	√	
French marigold	<i>Tagetes patula</i>	√					√
Geranium	<i>Geranium renardii</i>					√	
Globe thistle	<i>Echinops ritro</i>	√		√	√	√	√
Goat willow	<i>Salix caprea</i>	√			√	√	√
Goldenrod	<i>Solidago virgaurea</i>					√	√
Gorse	<i>Ulex europeaus</i>	√				√	√
Guelder rose	<i>Viburnum opulus</i>	√					√
Hard shield- fern	<i>Polystichum aculeatum</i>						√
Harebell	<i>Campanula rotundifolia</i>					√	
Hart's-tongue fern	<i>Asplenium scolopendrium</i>						√
Hawthorn	<i>Crataegus monogyna</i>	√	√	√	√	√	√
Hazel	<i>Corylus avellana</i>	√	√		√	√	√
Hebe	<i>Hebe 'Midsummer Beauty'</i>			√		√	
Hellebore	<i>Helleborus corsicus</i>					√	
Herb-Robert	<i>Geranium robertianum</i>					√	
Holly	<i>Ilex aquifolium</i>	√	√	√	√	√	
Honesty	<i>Lunaria biennis</i>			√			√
Honeysuckle	<i>Lonicera japonica</i>				√		√
Hornbeam	<i>Carpinus betulus</i>	√			√		
Ice plant	<i>Sedum spectabile</i>			√		√	
Iris	<i>Iris foetidissima</i>						√
Ivy	<i>Hedera helix</i>	√			√	√	√
Japanese quince	<i>Chaenomeles japonica</i>					√	
Kidney vetch	<i>Anthyllis vulneraria</i>			√		√	
Lady-fern	<i>Athyrium filix- femina</i>						√
Large thyme	<i>Thymus pulegiodes</i>			√		√	√
Lavender	<i>Lavandula angustifolia</i>	√		√		√	√
Lemon balm	<i>Melissa officinalis</i>					√	
Lilac	<i>Syringa 'Belle de Nancy'</i>	√			√		

Lily-of-the-valley	<i>Convallaria majalis</i>					√	
Lungwort	<i>Pulmonaria officinalis</i>					√	
Male-fern	<i>Dryopteris filix-mas</i>				√		√
Myrtle	<i>Myrtus communis</i>					√	
Night-scented stock	<i>Matthiola bicornis</i>				√		√
Oregon grape	<i>Mahonia aquifolium</i>					√	
Ox-eye daisy	<i>Leucanthemum vulgare</i>						√
Pedunculate oak	<i>Quercus robur</i>	√	√		√		√
Perforate St John's-wort	<i>Hypericum perforatum</i>					√	√
Phlox	<i>Phlox paniculata</i>					√	
Poached-egg flower	<i>Limnathes douglasii</i>					√	
Portugal laurel	<i>Prunus lusitanica</i>	√				√	
Primrose	<i>Primula vulgaris</i>			√			√
Privet	<i>Ligustrum ovalifolium</i>	√				√	
Red clover	<i>Trifolium pretense</i>	√	√	√		√	
Red dead-nettle	<i>Lamium purpureum</i>			√		√	
Red-hot poker	<i>Kniphofia uvaria</i>	√				√	
Red valerian	<i>Centranthus ruber</i>			√	√	√	
Rosemary	<i>Rosmarinus officinalis</i>					√	
Rowan	<i>Sorbus aucuparia</i>	√					
Sage	<i>Salvia officinalis</i>					√	
Selfheal	<i>Prunella vulgaris</i>					√	
Scrubby cinquefoil	<i>Potentilla fruticosa</i>					√	
Silver birch	<i>Betula pendula</i>	√			√		√
Small-leaved lime	<i>Tilia cordata</i>				√	√	
Snowdrop	<i>Galanthus nivalis</i>					√	
Spear thistle	<i>Cirsium vulgare</i>	√		√	√	√	
Sunflower	<i>Helianthus annuus</i>	√			√		
Sweet briar	<i>Rosa rubiginosa</i>	√	√				
Tobacco plant	<i>Nicotiana x sanderae</i>				√		
Travellers'-joy	<i>Clematis vitalba</i>	√			√	√	√
Verbena	<i>Verbena bonariensis</i>			√			
Wayfaring tree	<i>Viburnum lantana</i>	√	√			√	√

White campion	<i>Silene latifolia</i>				√	√	√
White clover	<i>Trifolium repens</i>		√	√		√	
White dead-nettle	<i>Lamium album</i>				√	√	
Whitebeam	<i>Sorbus aria</i>	√					√
Wild cherry	<i>Prunus avium</i>	√	√		√		
Wild marjoram	<i>Origanum vulgare</i>			√		√	
Wild thyme	<i>Thymus polytrichus</i>					√	
Wood anemone	<i>Anemone nemorosa</i>					√	
Wych elm	<i>Ulmus glabra</i>	√			√		
Yarrow	<i>Achillea clavennae</i>					√	√
Yellow archangel	<i>Lamium galeobdolon</i>					√	
Yellow flag iris	<i>Iris pseudacorus</i>				√	√	
Yellow knapweed	<i>Centaurea macrocephala</i>				√	√	
Yellow loosestrife	<i>Lysimachia vulgaris</i>		√			√	
Yew	<i>Taxus baccata</i>	√					