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Report prepared for: Bugler Homes Ltd

For the Site of: Land at Pound Farm, Ickleford, SG5 3RS

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Draft	Dan Sullivan 25/09/2025		
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Amends (site name changed and development description)	Martin O'Connor 21/01/2026		

Cherryfield Ecology has prepared this report for the named clients use only.

Ecological reports are limited in shelf life, Natural England usually expect reports for licences to be no more than 12 months old and therefore should the project not proceed within 12 months of this report an updated survey should be undertaken in order to check for changes that may have occurred on site.

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1 None - Tech Summary

A breeding bird survey was carried out at Land to south of Pound Farm, Bedford Road, Hitchin, Hertfordshire, SG5 3YL, between May and July (inclusive) 2025 in order to determine the importance of the breeding bird assemblage using the site, their locations and bird species present. From this the impact of the current proposal on these could be assessed and recommendations made if necessary. The survey areas consist almost entirely of arable fields, with other habitats consisting of hedgerows, boundary trees, field edges with scrub, ruderals or rough grass and ditches. The proposals are for -

Hybrid application for a mixed-use development to provide a total of up to 230 dwellings, a residential care home (Use Class C2), an Independent Special School (ISS) and new sports pitch, with access from Bedford Road, landscaping, parking and SuDS comprising: Phase 1 - Application for full planning permission for the erection of 100 dwellings, an ISS, new sports pitch and associated parking, landscaping, open space and SuDS; Phase 2 - An outline application on the remaining part of the site for the erection of up to 130 dwellings, a residential care home (Use Class C2) and associated works with access from Bedford Road (all matters reserved apart from access).

The survey results indicate that the site is of local value for breeding birds, with supporting value for a corn bunting population in the local area of likely county level importance. The main value of the site for breeding birds is due to the features below:

- A moderately diverse farmland assemblage.
- Good numbers of skylark nesting territories
- Supporting value to a population of corn buntings of likely county level importance in the wider local area. This population is likely centred in more arable areas nearby more remote from housing and busy road areas.

To reduce impacts on the value of the breeding bird community on site the following recommendations are made, with full details given in the main body of the report:

- Retain, create and enhance hedgerows, treelines and field margins.

- Create and manage rough grassland and scrub areas.
- Provide replacement nesting areas for skylark.
- Install bird bricks in new buildings.
- Use wildlife-sensitive lighting.
- Time vegetation clearance to avoid nesting season.

2 Introduction

2.1 Surveyors

The surveyors were:

Dan Sullivan MCIEEM: A Principle Ecological Consultant and has over 22 years' experience as a full-time ecologist, including carrying out many bird surveys during this time including breeding and migrating birds, as well as species specific bird surveys including skylark, red kite, black redstart, little tern and ringed plover surveys.

Michelle Lee: An ecologist with 10 years of bird survey experience, including bird surveying as a volunteer with Essex Wildlife Trust.

Ralph Parks: A highly experienced ornithologist, with over 50 years' experience. Ralph for many years lead birdwatching trips to countries in Asia for a company he was joint owner of.

This report has been written by Dan Sullivan.

2.2 Client

The survey was carried out for Bugler Homes Ltd

2.3 Proposed Works & Site

The survey areas consists almost entirely of arable fields, with other habitats consisting of hedgerows, boundary trees, field edges with scrub, ruderals or rough grass and ditches. The proposals are for a residential development.

See site photos below showing example habitats on-site:

Figures 1-2: Photos showing in first photo arable field, rough grassland/ruderal field edge and treeline. Second photo shows view looking south from northern end of survey area across arable fields with ruderal bank to side and scrub strip and tree lines in the distance.



Fig 1: Arable, rough grassland, treeline

Fig 2: Arable, ruderal, scrub strip, treelines

2.4 Breeding Bird Survey - Purpose, Scope and Instructions

Cherryfield Ecology was instructed by the client to carry out a breeding bird survey within the proposal redline boundary and immediate surrounding area. The survey aimed to identify nesting activity, the species present and assess the conservation value of the site's breeding bird community. From the results an assessment of the potential impacts of the proposed works can be made. Recommendations can then be made to ensure compliance with wildlife legislation and local council biodiversity policies, as well as to identify suitable mitigation for any impacts.

3 Relevant Legislation

3.1 Birds

Under the Wildlife and Countryside Act (1981) it is a criminal offence to kill, injure or take any wild bird (with some exceptions), to take or destroy any eggs and to take, destroy or damage a nest which is being built or is in use by nesting birds. The breeding season for most species is generally considered to extend between 1st March and 31st August inclusive, although some species such as pigeons may breed over an extended period, often into winter. Outside the breeding season nesting birds are unlikely to be found during clearance, although if nesting birds are found the law still applies. Within the nesting season it is best to have any vegetation or buildings checked for nesting birds before clearance due to a high risk of active nests being present.

For birds listed on Schedule 1 of the Wildlife and Countryside Act (such as the black redstart, kingfisher, red kite among others) the protection is increased, and it is also an offence to disturb them whilst in the process of nest building or at a nest containing eggs or young. It is an offence also to disturb dependent young.

4 Methodology of survey

4.1 Bird surveys

The survey approach for the breeding bird surveying was based upon guidance from the Bird Survey & Assessment Steering Group (2025) - Bird Survey Guidelines for assessing ecological impacts on birds (requiring 6 visits mainly early morning, with dusk visit or visits included), along with the survey approach in the Common Bird Census methodology. The surveyor walked a route across the survey area approaching to within 50 m of all points on site where access was available. This was to ensure adequate coverage but at the same time being careful to avoid double counting birds. Surveys were carried out during breeding season months (March - July). All birds seen or heard within the survey area were identified and recorded. Surveys were only carried out on days without heavy rain or strong winds and good visibility.

Site visit dates and conditions

Dates	Temperature	Precipitation	Wind conditions	Cloud cover	Visibility
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25 th May 2025	13 C	None	15mph	95%	Good
2 nd June 2025	12 C	None	12mph	5%	Good
20 th June 2025	18 C	None	1-2mph	25%	Good
28 th June 2025	19 C	None	10mph	30%	Good
18 th July 2025	22 C	None	5-7mph	10%	Good
28 th July 2025	18 C	None	11mph	25%	Good

4.2 Constraints to survey

All areas of the site were accessible. There were not considered to be any significant constraints to the survey.

4.3 Method of assessment value of breeding bird assemblage

The value of the breeding bird assemblage present on site has been assessed by looking at the conservation value of the species present and the number of each species found using the site. Where significant numbers of a particular species are found this may indicate an important population on site. Based on the combined information on species found and numbers present as well as habitats on site it is possible to make an assessment of the overall value of the breeding bird population on site.

Assessment of the conservation value of species has been made using the following criteria, with bird species included in the lists described below being considered to have conservation importance:

- Species of recognised international conservation importance - species listed on Annex 1 of EC Directive 79/409/EEC on the Conservation of Wild Birds 1979.
- Species on Red and Amber lists of Birds of Conservation Concern (BoCC) in the UK
- Species listed in the NERC Act (2006), Section 41: Species of Principal Importance in England - This lists bird species which must be considered when determining planning applications. Species considered of importance include those previously considered priority species in the UK Biodiversity Action Plan and still considered to be of priority in post 2010 UK Biodiversity Framework. Local Biodiversity Action Plans also have priority species considered of importance within counties.

Probability of breeding on site:

Bird activities in the survey area were recorded and the likelihood bird species breeding on or near the site was assessed using the criteria listed below:

Non-breeding

Flying over

Species observed but suspected to be summer non-breeder

Possible breeding

Species observed in breeding season in suitable nesting habitat

Singing male present (or breeding calls heard) in breeding season in suitable breeding habitat

Probable breeding

Pair observed in suitable nesting habitat in breeding season

Permanent territory presumed due to territorial behaviour (song, fighting, etc.) on more than one day in the same place

Courtship and display in or near potential breeding habitat

Visiting probable nest site

Agitated behaviour or anxiety calls from adults, suggesting probable presence of nest or young nearby

Nest Building or excavating nest-hole

Confirmed breeding

Distraction display or injury feigning

Used Nest or eggshells found (occupied or laid within period of survey)

Recently fledged young in suitable habitat (unless species likely to travel significant distances)

Adults entering or leaving nest-site or seen incubating

Adult carrying faecal sac or food for young

Nest containing eggs

Nest with young seen or heard

5 Survey Results

5.1 Breeding birds

A total of 30 bird species were noted on site, at boundaries or flying over the site during the survey. Of the species seen 15 are of conservation interest.

Corn buntings were observed with multiple juvenile fledglings in a large flock of 22 on one occasion but were on other visits only seen in low numbers within the survey area, with 2-3 seen on most visits. Starlings were seen in a family flock with juveniles in the south of the site. Therefore, these species are confirmed as breeding on site or nearby.

Common whitethroats were seen in pairs and males were heard singing in the same areas on more than one visit. Dunnocks were also heard singing in the same locations during more than one survey. This suggested they held breeding territories. House sparrows were recorded in a flock of 8, likely to include pairs. Skylark song was heard during all surveys in arable field across the site. During one survey a pair of yellowhammers were seen. All these species are probably breeding on or near the site.

An individual Greenfinch was heard singing on one occasion. Kestrels and Red kites were seen flying over the site during one survey. Reed buntings were seen and heard singing individually. Woodpigeons were seen on all surveys with a peak count of 39 as well as in pairs. Yellow wagtail individuals were recorded on site. These species are possibly breeding on or near the site.

Linnets and Swifts were seen flying over the site. These species are not likely to be breeding on site.

Notable species were those either on the RSPB Birds of Conservation Concern Red or Amber lists, listed as Species of Principal Importance in the NERC Act (2006), Section 41 or listed in Schedule 1 of the Wildlife & Countryside Act (1981). A table including all species seen is attached as Appendix 1. A map showing locations of sightings of notable bird species are attached as Appendix 2. The table below lists all notable species observed:

6 Discussion of results

6.1 Breeding birds

The breeding bird survey recorded 30 species within the site and its boundaries between May and July 2025, of which 15 are of conservation concern (BoCC Red or Amber, Section 41, or Schedule 1). The assemblage reflects the site's arable farmland setting, with boundary hedgerows, treelines, and ruderal margins providing additional structural diversity.

The survey results show that the site supports a bird community typical of arable farmland with hedgerows and treelines. A moderately rich range of notable species was recorded, including skylark, corn bunting, greenfinch, starling, yellowhammer, yellow wagtail, linnet, whitethroat, dunnock, house sparrow, swift, woodpigeon, kestrel, red kite and reed bunting. Most of these were present in low numbers, with the exception of skylarks, which held multiple territories across the arable fields, and corn buntings, which occurred in a flock of 22 on one occasion, but on all other visits were only seen in low numbers of 2-3.

The site itself appears to support only low numbers of breeding corn buntings, with 2-3 observed. However, on one occasion a relatively large flock (22) of mixed adults and recently fledged juveniles was observed, suggesting that the local wider area is of county importance for this species. This implies that while the site in isolation is of relatively low importance for breeding corn buntings, it likely forms part of a wider farmland network of value at the county scale. Corn buntings were generally recorded away from the road edges and nearby housing, reinforcing the view that more remote farmland blocks in the surrounding landscape are of higher importance, with the site functioning as a supporting area within that network.

Taken together, the survey results indicate that the site is of local value for breeding birds, with supporting value for a corn bunting population in the local area of likely county level importance. The main value of the site for breeding birds is due to the features below:

- A moderately diverse farmland assemblage.
- Good numbers of skylark nesting territories
- Supporting value to a population of corn buntings of likely county level importance in the wider local area. This population is likely centred in more arable areas nearby more remote from housing and busy road areas.

Table 1: Details of observation for notable species only

Species	Conservation status	25 th May	2 nd June	20 th June	28 th June	18 th July	28 th July	Max. count/ Days seen	Comments
Common Whitethroat (Curruca communis)	Amber	1	3	3	0	5	3	5/6	Recorded on 5 survey visits. Individuals seen in hedgerows around north, west, and eastern boundaries. Pair seen on one occasion and 3 on another, males singing in various locations in hedgerows. Probable breeding.
Corn Bunting (Emberiza calandra)	Red, NERC Section 41	2	3	2	2	22	3	22/6	Seen on all 6 surveys. Mostly seen in small groups or individuals up to 3, on one occasion a large group of adults and fledged juveniles (22) was seen in north of survey area (July 18 th) Confirmed breeding in area. Max 2-3 onsite other than one visit with large flock.
Dunnock (Prunella modularis)	Amber, NERC Section 41	1	2	2	0	2	1	2/5	Seen on 5 surveys. Mostly recorded singing along western and southern hedgerows. Males heard singing in same location across multiple surveys. Probable breeding.
Greenfinch (Chloris chloris)	Red	0	1	0	0	0	0	1/1	Heard singing on 1 survey. Possible breeding.
House Sparrow (Passer domesticus)	Red, NERC Section 41	0	0	1	1	11	3	11/4	Seen on 4 surveys. Recorded around farm buildings and boundary habitats. Flock of 8 seen on west area of scrub on July 18 th . Probable breeding.
Kestrel (Falco tinnunculus)	Amber	0	0	0	0	1	0	1/1	Seen on 1 survey. Single bird over central field. Possible breeder.
Linnet (Linaria cannabina)	Red, NERC Section 41	2	0	0	0	0	0	2/1	Pair seen flying over on 1 survey. Recorded near southern boundary. Non-breeding.
Red Kite (Milvus milvus)	Green, Schedule 1	0	0	2	0	0	0	2/1	Seen on 1 survey. Soaring over central area. Possible breeding.
Reed Bunting (Emberiza schoeniclus)	Amber, NERC Section 41	0	1	1	1	0	1	1/4	Seen on 4 surveys. Individuals recorded singing along northern ditch. Possible breeding.

Skylark (<i>Alauda arvensis</i>)	Red, NERC Section 41	12	8	2	14	2	5	17/6	Seen on all 6 surveys. Individuals recorded across all arable fields. Probable breeding, likely around 6 territories.
Starling (<i>Sturnus vulgaris</i>)	Red, NERC Section 41	10 fam	10	0	1	0	0	10/3	Seen on 3 surveys with a peak count of 17. Group including juveniles recorded near southern boundary. Confirmed breeding.
Swift (<i>Apus apus</i>)	Red	0	0	2	0	0	0	2/1	Seen on 1 survey. Recorded flying overhead and one seen in field. Non-breeding.
Woodpigeon (<i>Columba palumbus</i>)	Amber	6	8	39	11	9	12	39/6	Seen on all 6 surveys. Scattered across the site on all surveys. Pairs seen. Possible breeding
Yellow Wagtail (<i>Motacilla flava</i>)	Red, NERC Section 41	0	0	2	0	1	1	2/3	Seen on 3 surveys. Individuals recorded in central and southern fields. Possible breeding.
Yellowhammer (<i>Emberiza citrinella</i>)	Red, NERC Section 41	1	0	0	0	2	1	2/3	Seen on 3 surveys. Individuals recorded near eastern boundary and southern edge. Pair seen on 18 th July. Probable breeding.

7 Recommendations

1. Creation, Retention and Enhancement of Hedgerows and Treelines

Retain and strengthen existing hedgerows and treelines wherever feasible. These features are key breeding and foraging habitats for farmland birds such as whitethroat, dunnock, yellowhammer and linnet, and also provide important foraging corridors for Corn Bunting, particularly in winter and outside the nesting season.

Where gaps exist, infill with native, species-rich planting (e.g. hawthorn, blackthorn, field maple, hazel) to improve connectivity and ensure year-round food and shelter.

In addition to tall, continuous hedges, it is recommended that some wide, short hedges (1-1.5 m height) are established or maintained. Corn Buntings favour low, bushy hedges for song perches and foraging access, while avoiding taller, denser hedgerows which can harbour higher predator activity. These lower hedges, if planted with a mix of native thorny species, will provide seed resources, safer perching points, and open adjacent field edges for foraging, directly benefiting Corn Bunting territories.

The addition of both tall treelines and shorter, bushy hedges will ensure a diverse hedgerow structure, supporting the full range of farmland bird species recorded onsite and in the wider area.

2. Rough Grassland and Margins

Create and maintain tussocky grass margins (minimum 5 m wide where space allows) along site edges and ditches, with additional areas of species-rich grassland near boundaries. These margins will provide important foraging and nesting cover for Corn Bunting, as well as habitat for other farmland birds and prey for raptors such as kestrel. Management should be on a rotational basis, with approximately one-third of the margins cut each year to a height of 13-15 cm, leaving the rest uncut to retain cover and seed resources. This mosaic structure will maximise availability of both insect prey during the breeding season and seed food over winter, directly supporting Corn Bunting and other declining farmland species.

3. Scrub and native shrubbery

Where possible native shrubs and scrub should be included to provide nesting locations for whitethroats and other hedge/scrub nesting farmland birds.

4. Skylark Compensation

As skylark territories were recorded, nesting habitat will be lost to development. To compensate, establish skylark plots (uncropped patches of 16-24 m² within nearby farmland where possible to do so, or if space allows include large areas of infrequently managed grassland on site for skylarks. If plots are added, these should be widely spaced, and located well away from trees or tall structures. As 6 likely territories occurred on site, at least 12 plots should be added, to compensate for those lost and further enhance nesting opportunities for skylarks in the area. These may have to be sourced off site if space does not allow on site.

5. Bird bricks/boxes

Swift bricks should be added to new buildings on site. The Manthorpe Swift Brick or equivalent should be used and has been developed in conjunction with Barratt Homes and the RSPB to provide a safe, spacious and habitable area to allow swifts to nest. Although the swift brick was designed for swifts, evidence from studies at various sites across the country shows that swift bricks are being used by a variety of small birds and can act as a 'universal' brick for small building-dependent species. This link is to a press release from a Duchy of Cornwall site that is collecting information of types of birds using swift nest boxes:

<https://nansledan.com/nansledan-residentsasked-to-help-withbird-box-survey/>.

This survey has found in fact that house sparrows and starlings have been first to use the boxes, with houses sparrows using them more frequently than swifts, although swifts also use them. Other species recorded nesting in swift bricks include house martins, blue tits, great tits and nuthatches.

Birds likely to nest on buildings in the proposed development that are of most conservation importance are house sparrows, starlings and swifts, which were all observed on site during the survey.

These birds all nest communally, so to benefit them the swift bricks will be added in groups of two or three. They will be installed close to the eaves for swifts and other high level nesting birds and lower down around the first or second floor for lower level nesting birds, such as house sparrows. They should be installed on northern or eastern elevations to avoid hot summer sun which can adversely affect chicks. At least one of these should be added per dwelling, or where space does not allow on all buildings then more can be added to those buildings more suitable for them so that overall there is at least the equivalent of one per dwelling.



The Manthorpe Swift Brick

6. Lighting Design

Minimise spill of artificial lighting onto boundary habitats, hedgerows and ditches to avoid deterring nocturnal species and to maintain invertebrate prey availability. It is recommended that a wildlife-sensitive lighting strategy is implemented in line with ILP/BCT Guidance Note 08/18: Bats and Artificial Lighting in the UK. Guidance is for bats but will ensure invertebrate numbers (and therefore food for birds) are not impacted by impacts of light and sleep of birds will not be impacted by lighting when roosting in hedges and boundary trees.

Key measures include:

Position luminaires to avoid any spill onto boundary hedgerows, ditches and other ecological features.

Use fully shielded fittings, mounted as low as possible (ideally ≤ 2.5 m), with light directed downwards.

Employ warm-white or amber LEDs (≤ 2700 K) to minimise blue/UV output that attracts insects.

Keep lighting levels to the minimum required for safety, and use timers or motion sensors to reduce operating hours.

Retain unlit “dark corridors” along boundaries to reduce disturbance to roosting birds or negative impacts on nocturnal invertebrates used as food by birds.

Site clearance

To avoid disturbance to breeding birds, including any ground-nesting birds (skylarks), vegetation clearance including of any grassland, hedges, trees or scrub should be scheduled outside the nesting season (March to August) unless a checking survey by an experienced ecologist is carried out or clearance is supervised by an experienced ecologist. Should any active nesting be found in hedges or trees or shrubs then an appropriate buffer zone should be in place around the nest with no activities within the buffer zone. Once any chicks present have fledged then that area can be cleared. If an active skylark nest is found on the ground, a buffer zone of at least 20 m should be maintained. This larger exclusion zone is necessary because skylarks are particularly sensitive to disturbance, and their open-ground nesting sites are highly vulnerable to trampling or machinery activity. No works should take place within this buffer until the nest is no longer active.

8 References

Bird Survey & Assessment Steering Group. (2025). Bird Survey Guidelines for assessing ecological impacts, <https://birdsurveyguidelines.org>

Gilbert G., Gibbons D. and Evans J. (1998) Bird Monitoring Methods. Spectrum Flair Press.

HMSO, 1981. The Wildlife and Countryside Act 1981 (as amended). The Stationery Office, Norwich.

9 Appendices

Appendix 1: Results for all Bird Species seen on site.

Appendix 2: Approximate locations of sightings of notable and protected bird species

Appendix 1: Results for Bird Species seen on site.

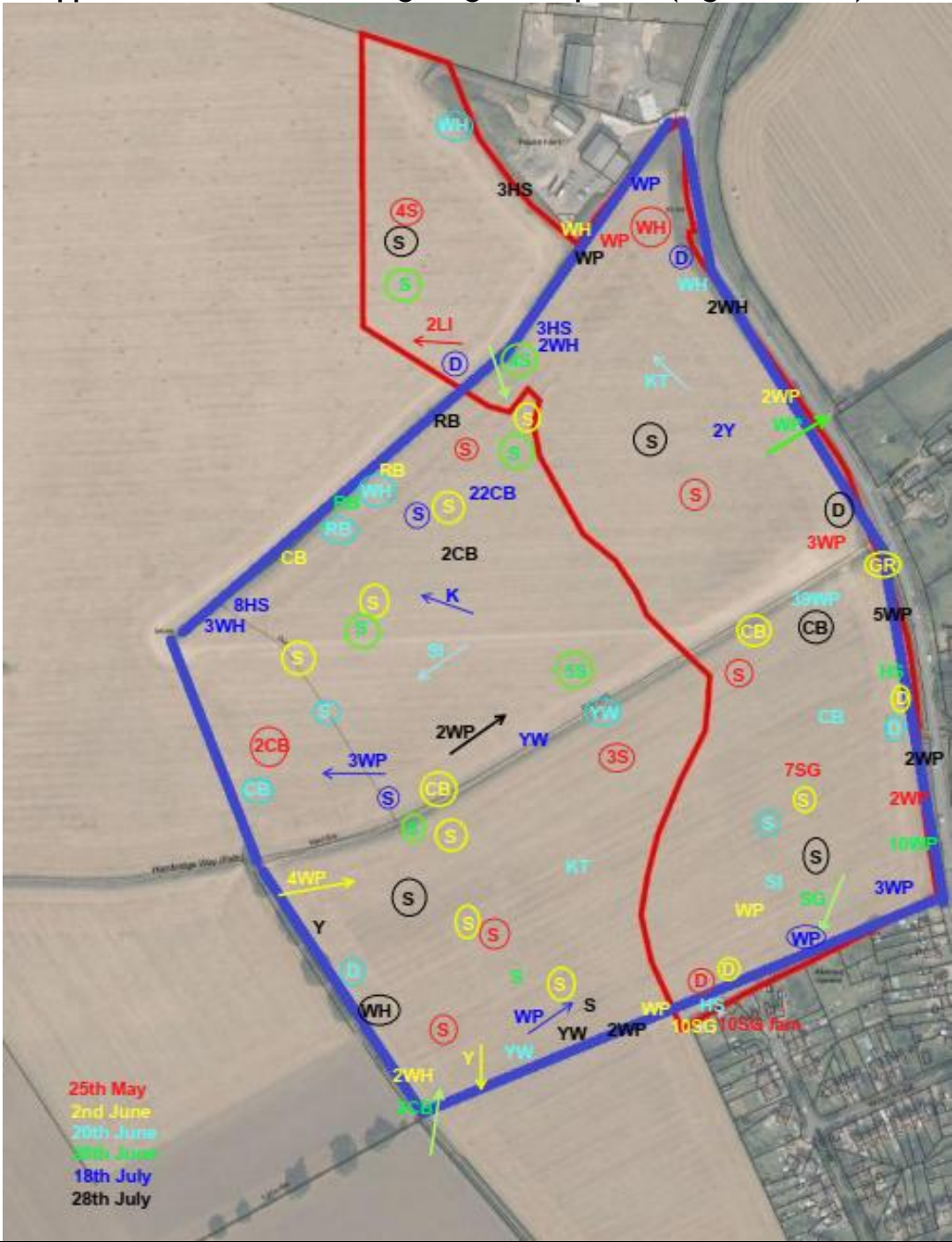
Species	Conservation status
Blackbird (<i>Turdus merula</i>)	Green
Blackcap (<i>Sylvia atricapilla</i>)	Green
Blue Tit (<i>Cyanistes caeruleus</i>)	Green
Carrion Crow (<i>Corvus corone</i>)	Green
Chaffinch (<i>Fringilla coelebs</i>)	Green
Chiffchaff (<i>Phylloscopus collybita</i>)	Green
Common Whitethroat (<i>Curruca communis</i>)	Amber
Corn Bunting (<i>Emberiza calandra</i>)	Red, NERC Section 41 priority species
Dunnock (<i>Prunella modularis</i>)	Amber, NERC Section 41 priority species.
Goldfinch (<i>Carduelis carduelis</i>)	Green
Great Tit (<i>Parus major</i>)	Green
Greenfinch (<i>Chloris chloris</i>)	Red
House Sparrow (<i>Passer domesticus</i>)	Red, NERC Section 41 priority species
Jackdaw (<i>Corvus monedula</i>)	Green
Kestrel (<i>Falco tinnunculus</i>)	Amber, NERC Section 41 priority species
Lesser Whitethroat (<i>Curruca curruca</i>)	Green
Linnet (<i>Linaria cannabina</i>)	Red, NERC Section 41 priority species
Magpie (<i>Pica pica</i>)	Green
Pheasant (<i>Phasianus colchicus</i>)	Not Assessed
Red Kite (<i>Milvus milvus</i>)	Green, Schedule 1
Reed Bunting (<i>Emberiza schoeniclus</i>)	Amber, NERC Section 41 priority species
Robin (<i>Erithacus rubecula</i>)	Green
Skylark (<i>Alauda arvensis</i>)	Red, NERC Section 41 priority species
Starling (<i>Sturnus vulgaris</i>)	Red, NERC Section 41 priority species
Swallow (<i>Hirundo rustica</i>)	Green
Swift (<i>Apus apus</i>)	Amber, NERC Section 41 priority species
Woodpigeon (<i>Columba palumbus</i>)	Amber
Wren (<i>Troglodytes troglodytes</i>)	Green
Yellow Wagtail (<i>Motacilla flava</i>)	Red, NERC Section 41 priority species
Yellowhammer (<i>Emberiza citrinella</i>)	Red, NERC Section 41 priority species

(food) = bird seen carrying food for young

(nest) = active nest seen

(juv) = young fledged juvenile bird or birds seen

Appendix 2: Approximate locations of sightings bird species (legend below)



LEGEND	
WH - Whitethroat (Common Whitethroat)	RB - Reed Bunting
CB - Corn Bunting	S. - Skylark
D. - Dunnock	SG - Starling
HS - House Sparrow	SI - Swift
K. - Kestrel	YW - Yellow Wagtail
LI - Linnet	Y. - Yellowhammer
KT - Red Kite	Fam = Family