

Bat Sensitive Lighting Strategy

Land adjacent to
67, Park Lane, Knebworth
Hertfordshire

June 2026



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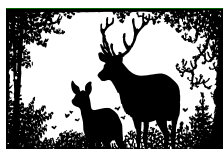
Date of Completion

June 2026

Undertaken on behalf of:

East Herts Gospel Hall Trust
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1.0 Introduction

1.1 Background

1.1.1 In January 2026, planning permission was granted by North Hertfordshire District Council for the ‘Erection of building for church hall use including car park, hard and soft landscaping, bin store and air source heat pump enclosure on south-west elevation. Alterations to existing vehicular access’, under planning reference number 25/02615/FP, for a site known as land adjacent to 67, Park Lane, Knebworth, Hertfordshire SG3 6PW.

1.1.2 In compliance with Planning Condition 7 of that planning permission and in the interest of mitigating any impacts to local wildlife and to comply with Local Plan policy NE4 of the Local Plan 2011-2031, this Bat Sensitive Lighting Strategy (hereafter referred to as the Strategy), has been produced.

1.1.3 Planning Condition 7 states that: “Prior to first occupation of the development here permitted, details of lighting shall be submitted which show how and where external lighting will be installed to demonstrate that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: In the interest of mitigating any impacts to local wildlife, to comply with Local Plan Policy NE4 of the Local Plan 2011-2031.”

1.1.4 This Strategy has been produced using the Ecological Appraisal – August 2025 – ELMAW Consulting and information provided by the applicant. The following drawing has also been used in the production of this Strategy:

- Site & Floor Plans, Elevations - Drawing. No: 872-02 Rev. E - November 2024

1.1.5 This Strategy has been prepared for the discharge of planning condition 7.

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 Ecological Enhancement Plans and Ecological Lighting Strategies.

1.3 Site Description

- 1.3.1 The site with which this Strategy is concerned is a small parcel of land adjacent to number 67, Park Lane, in Knebworth, Hertfordshire. It is situated on the far western edge of the large village of Knebworth, surrounded to the east by residential houses, Park Lane road to the north and an arable field to the south and west. The site receives no official recognition/designation for its nature conservation importance.

1.4 Scope of Bat Sensitive Lighting Strategy

- 1.4.1 The scope of this report is to provide a wildlife-sensitive Lighting Strategy that will reduce the impacts of artificial light spill resulting from the proposed development and subsequently limit impacts of artificial light spill on any local bat populations. Cognisance has been given to current guidance published by the Bat Conservation Trust and the Institute of Lighting Professionals: *Guidance Note 08/18: Bats and Artificial Lighting in the UK* (BCT & ILP 2018).

1.5 *Ecological Enhancement Scheme Implementation Responsibility*

- 1.5.1 It is the responsibility of the site's developers – the East Herts Gospel Hall Trust - to ensure the implementation of this Lighting Strategy. The choice of and installation of the lighting features themselves, set out in this Strategy, will be overseen by Suitably Qualified Ecologists (SQEs) from ELMAW Consulting.

2.0 Conservation Aims

2.1 Bats

- 2.1.1 The site is located in an already dark area, - the large rear garden of number 67, Park Lane, Knebworth. The vast majority of the bat feeding and foraging habitat is located around the boundaries of the site which will remain unlit as before the development, with low-level exterior artificial lighting confined to the car park and driveway only.
- 2.1.2 Artificial lighting proposed to be installed in association with the proposed development focuses on limiting artificial light pollution over bat feeding and foraging habitats around the boundaries of the site, in order to retain dark linear features associated with the trees and scrub that bound the site.

3.0 Bat Sensitive Lighting Strategy Prescriptions

3.1 *Aim: To mitigate the Impacts of External Lighting*

Establishment Timing: At the time of construction.

Maintenance Duration: The installed artificial lighting will be left in perpetuity.

Prescription: Exterior lighting will be limited to low lux level lighting bollards with no upwards illumination. Seven 1m high black bollard lights with no upward lighting components, with 15 lux LEDs will be installed. Four bollard lights will be installed along the entrance driveway of the site and three in the car park, as illustrated on the Drawing at Appendix 1.



Plate 1: DW Windsor Pharola DS1 LED Bollard



Plate 2: DW Windsor Pharola DS1 LED Bollard installed around a car park

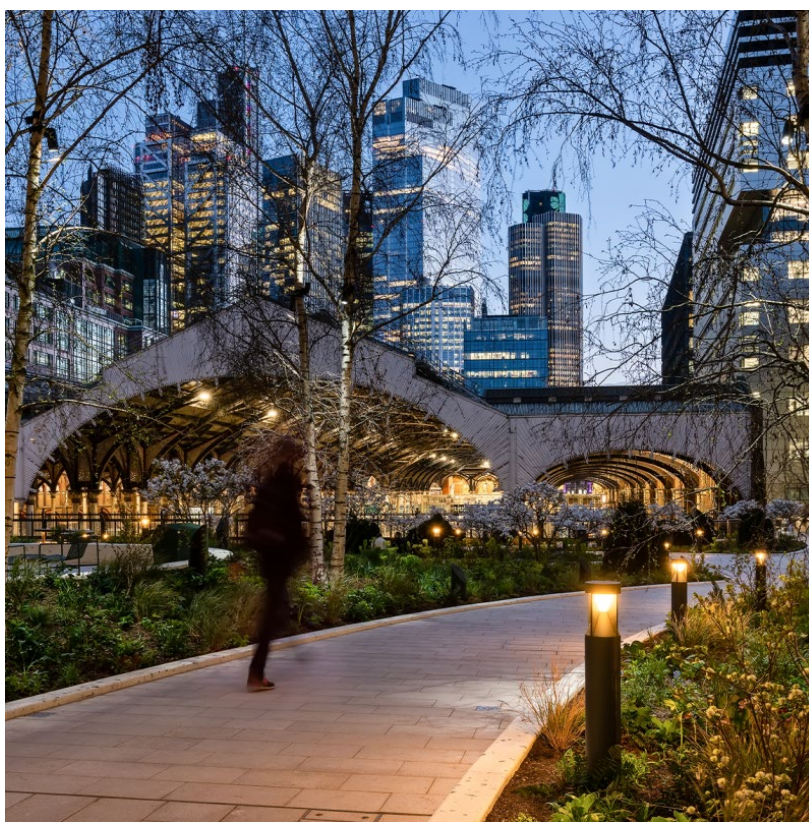


Plate 3: DW Windsor Pharola DS1 LED Bollards alongside a footpath

- 3.1.1 This lighting design prescription is considered proportionate and appropriate for the type and scale of the proposed development and minimise the impacts of artificial lighting on site on bats.

Reducing the operating time of lighting and levels of illuminance

- 3.1.2 This will be provided by part-night operation. The community hall is unlikely to be used between midnight and 6am so lighting will be off during night-time hours.

Avoiding light spillage

- 3.1.3 The use of directional bollard lighting with an upwards lighting ratio of zero.

4.0 References

Institution of Lighting Professionals (2018). Guidance Note 08/18 Bats and Artificial Lighting in the UK. Bats and the Built Environment Series Publication.

Ecological Appraisal – August 2025 – ELMAW Consulting

5.0 Appendix 1

5.1 Drawing: Lighting Scheme Installations

