

Ecological Enhancement Plan

Land adjacent to
67, Park Lane, Knebworth
Hertfordshire

June 2026



ELMAW Consulting
*Consultant Ecologists &
Wildlife Managers*

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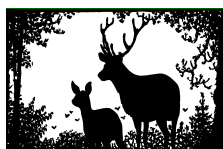
Date of Completion

June 2026

Undertaken on behalf of:

East Herts Gospel Hall Trust
The Bungalow
Ermine Street
Colliers End
Ware
Herts
SG11 1ET

Ecological Enhancement Plan prepared by:



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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 6 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 6 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 *Ecological Appraisal – August 2025 – ELMAW Consulting*. The following drawing has also been used in the production of this EEP:

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

1.1.5 This EEP has been prepared for the discharge of planning condition 6.

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 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 Ecological Enhancement Scheme Implementation Responsibility

- 1.4.1 It is the responsibility of the site's developers – the East Herts Gospel Hall Trust – 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 bat boxes, bird nest boxes and invertebrate 'hotel' do not require any maintenance or aftercare, but will require replacement if (in the unlikely event) they become broken or deteriorate beyond repair.

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 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. Integral boxes/bricks are not appropriate for a fibre cement clad timber-framed building, so exterior bat boxes and bird nest boxes will be erected on a number of the largest trees around the periphery of the site. An invertebrate hotel will be installed in the grounds of the new Community Hall, amongst scrub habitat.

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 bat boxes on a number of large trees within the grounds of the new Community Hall. 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 Birds

- 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, erected on a number of the largest trees within the grounds of the new Community Hall, can help ease this pressure.
- 2.3.2 To provide ecological enhancements for nesting birds, two bird nest boxes (one with an entrance hole of 32mm for hole-nesting birds and the other an open-fronted box for other species) will be erected within the site.

2.4 *Bees & Other Pollinators*

- 2.4.1 Invertebrate 'hotels' are a simple but effective way to create nesting habitat for bees and other pollinators, within sites. 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 between the site into the surrounding habitat.

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) and with the planting of the new length of native hedgerow.
- 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 increase further the potential biodiversity value of the site, an additional number of conservation enhancement features, specifically aimed at providing roosting opportunities for bats, will be created.

Timing: Installed at the time of soft landscaping.

Prescription: Two Schwegler 1FF (or similar), as illustrated below, will be erected on a tree within the north-eastern corner of the site – as illustrated on Drawing: *Ecological Enhancement Plan* – which is appended to this report.

The Schwegler 1FF is spacious enough for bats to use as a summer roost or nursery roost site and is open at the bottom, allowing droppings to fall out so does not require any cleaning. It is therefore especially suitable for hanging in inaccessible places such as high in trees.



Schwegler 1FF bat box

The 1FF is constructed from Woodcrete, which is a blend of wood, concrete and clay which will not rot, leak, crack or warp and will last for at least 20 - 25 years, making it suitable for long-term mitigation. Woodcrete is breathable and maintains a stable temperature inside the box and it is painted black to absorb warmth. It also provides a good rough surface for bats to cling on to and climb. To compensate for fluctuations in temperature in spring and autumn, the 1FF is provided with a roughened rear panel made of hard-wearing wood.

Depending on their individual temperature requirements, the bats can choose between the cooler *Woodcrete* surface or the warmer wooden panel.

The inner dimensions of the 1FF have a reducing width making it ideal for crevice-dwelling bats such as common (*Pipistrellus pipistrellus*) and soprano (*P. pygmaeus*) pipistrelles and the noctule (*Nyctalus noctula*). Its dimensions are; 43cm high, 27cm wide and 14cm deep. Schwegler bat boxes are backed by conservation organisations, government agencies and forestry experts and have the highest occupation rates of all nest boxes. They are carefully designed to mimic natural nest and roost sites and to provide a stable environment.

The two Schwegler 1FF bat boxes (or similar), will be positioned at a height of between 4 and 6 metres, one facing north and the other facing south, to offer different roosting conditions at different parts of the bats' lifecycle.

Please note that once bats have inhabited a roost site they may only be disturbed by licensed bat workers/ecologists.

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

Objective 1: To erect a single Schwegler 1B hole-fronted nest box on one of the trees within the northern boundary of the site.

Establishment Timing: During the soft landscaping phase.

Maintenance Duration: To be replaced if the box is damaged or deteriorates beyond repair.

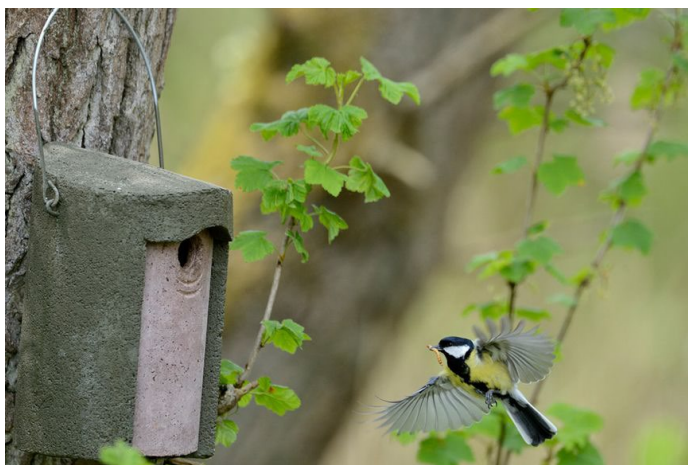
Prescription: The Schwegler 1B hole-fronted nest box is manufactured from Woodstone which is a mixture of concrete and FSC certified wood fibres. Unlike traditional wooden nest boxes, these boxes will not rot away or deteriorate unlike many wooden boxes and is guaranteed for ten years. The robust material 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.

A simple bird box with a sloping roof and a 32mm oval entrance hole, these boxes are suitable for smaller garden birds such as blue tits (*Cyanistes caeruleus*), great tits (*Parus major*), nuthatches (*Sitta europaea*), house sparrows (*Passer domesticus*) and coal tits (*Periparus ater*).

The box will be positioned on the tree at a height of between 1.5m and 3m from the ground. The location is shown on Drawing: *Ecological Enhancement Plan*, which is appended to this report.

The box will be erected during the soft landscaping of the site. The box will face east or west (not north which is too cold, or south which is too hot). The box will be angled slightly forward to keep out sun and rain and will have a clear flight path to the entrance.



Schwegler 1B hole-fronted bird nest box

Objective 2: To erect a single Schwegler 2H open-fronted bird nesting box on one of the trees in the far north-western corner the site, as illustrated on Drawing *Ecological Enhancement Plan*, which is appended to this report.

Establishment Timing: During the soft landscaping phase.

Maintenance Duration: To be replaced if the box is damaged or deteriorates beyond repair.

Prescription: This box is suitable for robins (*Erithacus rubecula*), pied wagtails (*Motacilla alba*) and spotted flycatchers (*Muscicapa striata*). The box will be sited two to four metres high and will be erected the earlier in the year the better, as birds seek out nest sites before they start to construct their nest. The box will be positioned with its entrance away from the midday sun (south), ideally facing east. The box will not be sited facing north either as this is too cold. The box will be angled slightly forwards to keep out sun and rain and will have a clear flight path to the entrance.



Schwegler 2HB open-fronted bird nest box

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

Objective: To install a single invertebrate 'hotel' within the south-eastern corner of the site.

Establishment Timing: During the soft landscaping phase.

Maintenance Duration: On-going following the completion of development – to be replaced in the unlikely event that the 'hotel' becomes damaged or suffer major deterioration.

Prescription: A single invertebrate 'hotel' (an example of which is illustrated below) will be installed within the site – in the south-eastern corner (as shown on *Ecological Enhancement Drawing* – appended).



Invertebrate 'hotel'

The different floors of the 'hotel' offer shelter for a variety of insect species. The tubes are designed for solitary bees to lay their eggs. There is also a floor with vertical slots to encourage butterflies, a section that has openings for ladybirds and lacewings. Finally, other invertebrates will take refuge within the mini-logs.

The invertebrate 'hotel' will be installed in a sunny position, at the edge of the wooded area and facing south. Annual inspections should be carried out in late spring – after the young have left the 'hotel'. Any damage or deterioration to the structure should be searched for and repaired.

3.4 ***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 between the site and surrounding countryside/neighbouring garden.

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 two locations, at the base of close-board fencing on the south-eastern site boundary and in the weldmesh fencing on the south-western boundary of the site. Hedgehog 'pop-holes' measuring 13cm x 13cm, as illustrated below, will be pre-cut at the base of the close-board/weldmesh fencing in two 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

With the weldmesh hole on the south-western boundary of the site, It is crucial for safety to ensure the cut is flush with the ground.

4.0 Ecological Enhancement Plan Monitoring

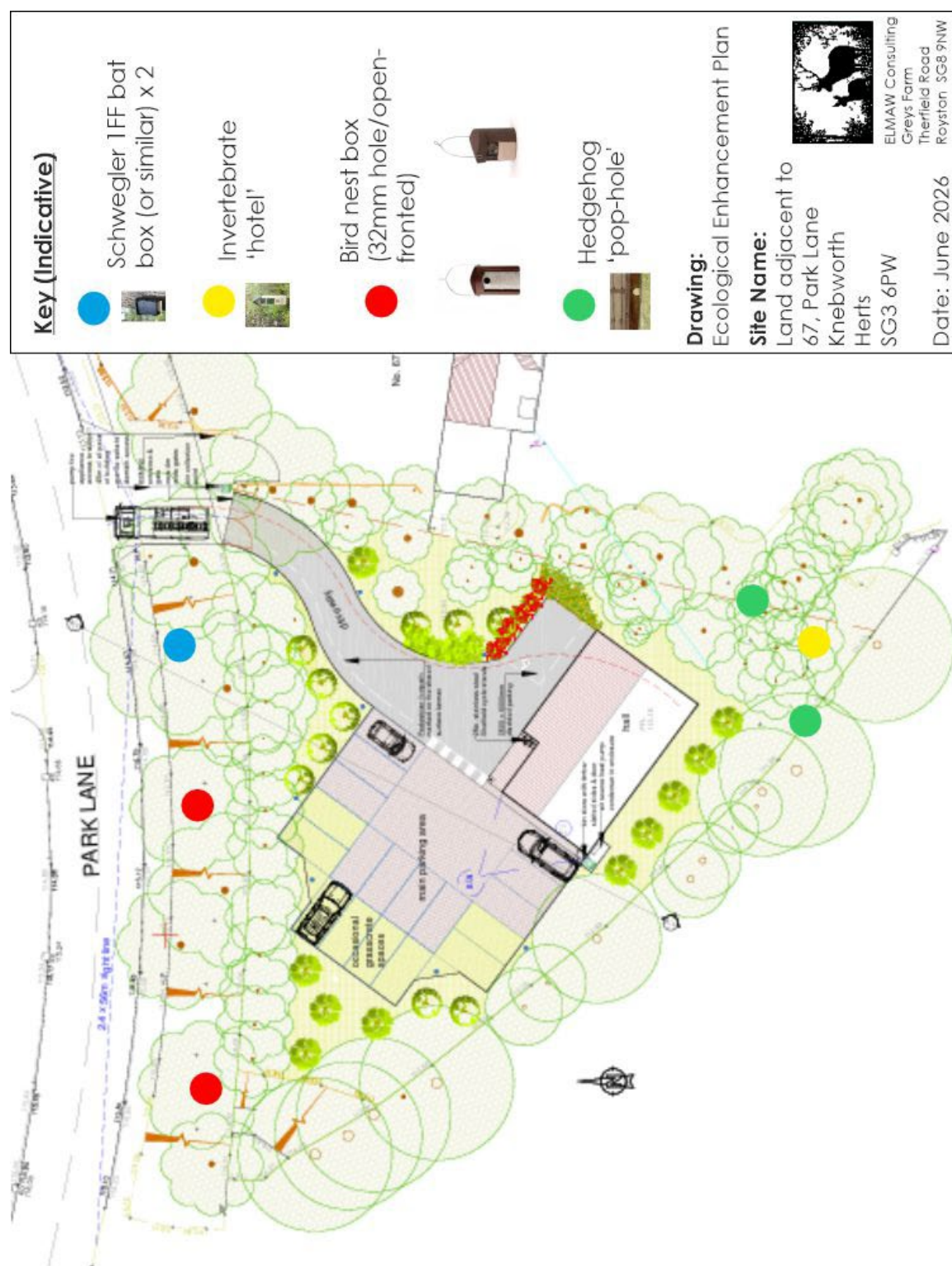
- 4.1** *Aim: To carry out a regime of surveillance to monitor the implementation of this EEP and to take remedial actions if required, in order to achieve the EEP's objectives.*

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 europeus</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>	√					