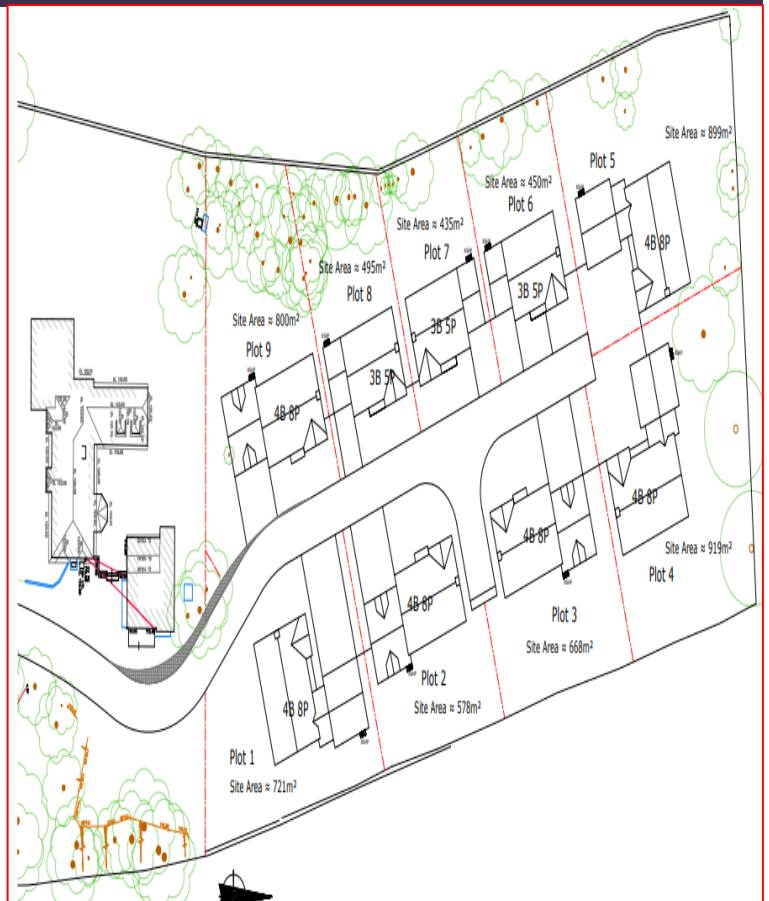


66 PARK LANE, KNEBWORTH SG3 6PW.

Grid. Ref. TL 24308 20298
w3w rich.dips.loose

ECOLOGICAL ENHANCEMENT PLAN

Ref: WCL/EEP/GW/7225



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Wildlife Consultants Limited

7th FEBRUARY 2025

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EXECUTIVE SUMMARY

Wildlife Consultants Limited were commissioned Mr. Gary Withers, Burleigh Dell Developments Ltd, Unit 6, Mallow Park, Watchmead, Welwyn Garden City, AL7 1GX on behalf of client, to prepare an Ecological Enhancement Plan of 66 Park Lane, Knebworth, SG3 6PW, with regard to Condition 8 of approved planning application - Application No: 23/02946/OP.

"The plan shall reference and incorporate the enhancements detailed in the Biodiversity Impact statement prepared by Wildlife Consultants Limited, Section J 1- 5 and shall include a habitat plan and siting of these features within the site".

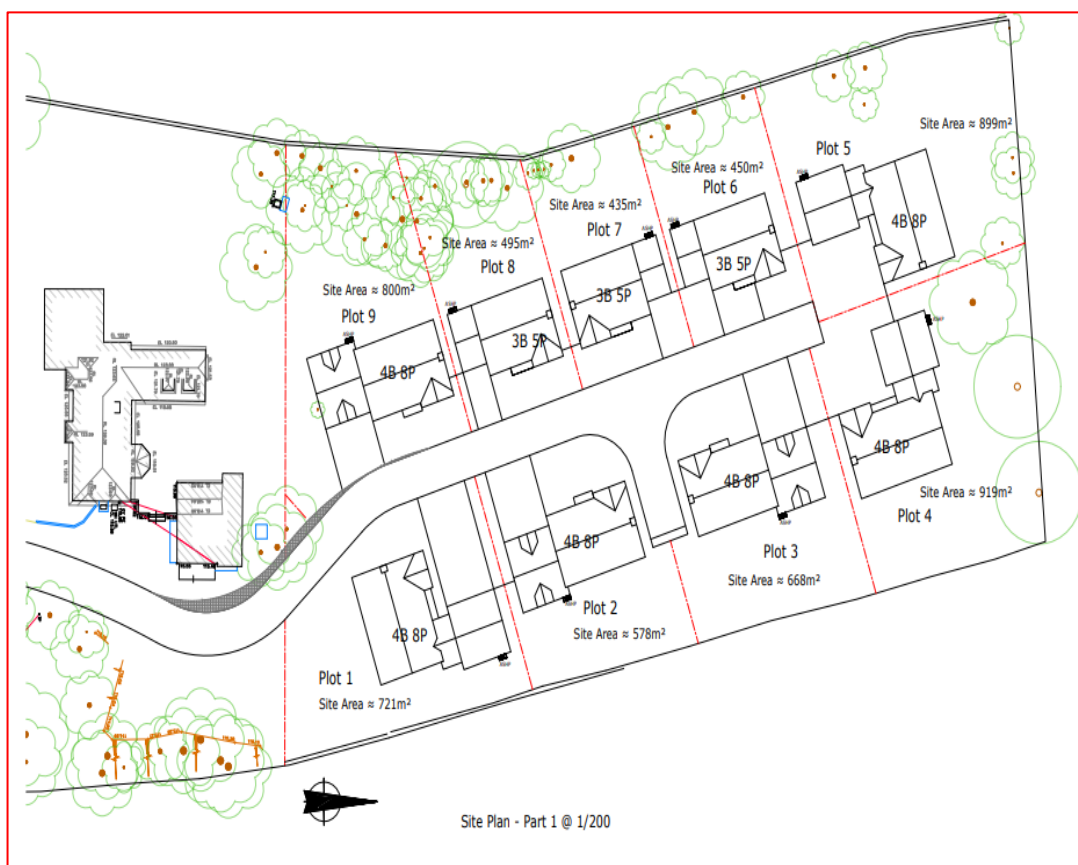


Fig. 1: Approved site plan.

1 INTRODUCTION

1.1 Summary

Wildlife Consultants Limited were commissioned Mr. Gary Withers, Burleigh Dell Developments Ltd, Unit 6, Mallow Park, Watchmead, Welwyn Garden City, AL7 1GX to prepare an Ecological Enhancement Plan of 66 Park Lane, Knebworth, SG3 6PW with regard to the development of 9 residential properties within the site.

1.2 Report Limitation

This report solely concentrates on the ecological values of the site in question. Comments relating to any buildings, engineering, or other unrelated matters will only be made in the interest of providing ecological information.

1.3 The Site

The site is mown lawns / grassland, with mature trees and hedgerows to the boundaries, a mature Beech Hedge across part of the site, semi-mature fruit trees, Shrubberies with the existing property and garden being retained.

2 SURVEY AIMS

2.1 Summary

To achieve a measurable net gain in biodiversity, in accordance with policies SP1 and NE4 of the Local Plan.

The site has previously been assessed as offering Low Value.

A five-point evaluation scale has been applied to assist with the identification of key ecological features and their significance in relation to the proposed development. This arbitrary scale is effective at this level of assessment and follows guidance as outlined from CIEEM (2006).

The five-point scale is:

- Low Value
- Moderate Value
- High Value - Local/District importance e.g. Local Wildlife Site
- Very High Value - County importance e.g. Local Nature Reserve
- Exceptional Value - National Importance e.g. Site of Special Scientific Interest (SSSI)

2.2 Site Materials

Retained areas of ecological value (existing boundary hedges and trees) will be fenced off and protected from construction activities.

BS 5837: 2012 'Trees in relation to design, demolition and construction'

The storage of materials / machinery within the site will only be permitted in areas of bare ground (e.g., cleared areas / hardstanding) and potential pollutants will be securely stored in appropriate containers and carefully stored on-site on raised pallets and away from the boundary habitats.

2.3 Ecological Enhancement Plan

- 1) Planting of New Hedgerows.
- 2) Planting of New Shrubberies.
- 3) Planting of Garden Borders to each property
- 4) The installation of bat bricks into the gable ends of the new properties.
- 5) The installation of bee bricks into the new properties.
- 6) The installation of bird bricks into the new properties.
- 7) Installation of Hedgehog Gravel Boards – Acoustic Fencing
- 8) A lighting scheme should be designed, with regard to guidance as the Bat Conservation Trust (BCT).

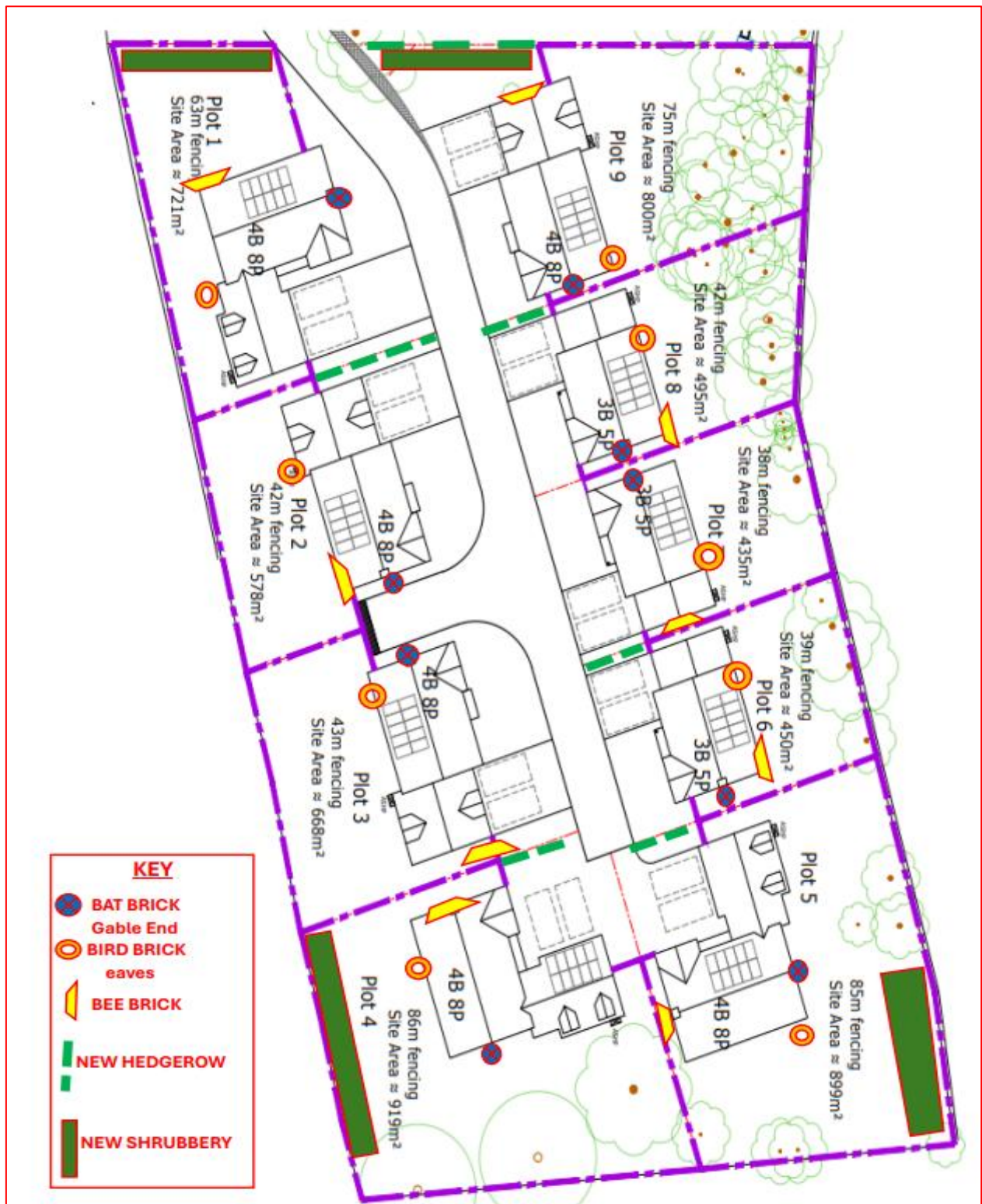


Fig. 2: Ecological Enhancement Plan

1) Swift Bricks

Bird bricks are incorporated into the properties (eaves) – Swift Brick



Eg. Ibstock Eco-habitat for Swifts

2) Bats – bat brick incorporation

The incorporation of a bat brick into the gable ends of each development property, to encourage more bats into the area, with the possibility they may take up residence within the site in the future.



Eg. Ibstock Enclosed Bat Box 'B' or Ibstock Enclosed Bat Box 'C'

3) Bee Bricks

Incorporated into each development



4) Lighting

If required, any artificial lighting of the site at night will be minimal and low-level to minimise light spillage on habitats.

Propose external lighting to be in the form of either wall mounted lighting fixed to the buildings, or floor mounted lighting to designate the parking areas and allow safe access to the proposed dwellings, all lighting to be motion activated.

Wall mounted lighting: Exterior wall lights to be “Atlantis, wall, down light, IP65, 316 stainless steel, 35w GU10” or some such similar product. A photographic example is included under the lighting key description on this drawing sheet.

<https://www.exteriorlightsuk.co.uk/product/atlantis-ip65-35w-gu10-or-led-gu10>

Floor mounted lighting: Exterior ground lights to be “Alto 60 Bollard Light - Stainless Steel IP44 600mm” or some such similar product. A photographic example is included under the lighting key description on this drawing sheet.

<https://www.exteriorlightsuk.co.uk/product/alto-60-bollard-light-stainless-steel-ip44-600mm>

These exterior bollards are to be installed to allow safe entry to the proposed dwellings from the parking area.



5) Hedgehog Gravel Board



To be installed in conjunction with Acoustic Fencing

6) Plantings

Hedgerow Planting:

Beech	<i>Fagus</i>	Holly	<i>Ilex aquifolium</i>
Hazel	<i>Corylus avellana</i>	Field Maple	<i>Acer campestre</i>
Witch Hazel	<i>Hamamelis</i>	Dogwood	<i>Cornus sanguinea</i>
Hornbeam			<i>Carpinus betulus</i>

Shrubbery Planting:

Wild Service Tree	<i>Sorbus torminalis</i>
Guelder Rose	<i>Viburnum opulus</i>
Rowan	<i>Sorbus aucuparia</i>
Cherry, Bird	<i>Prunus padus</i>

Garden Border Planting - night-scented flowers:

Cherry pie	<i>Heliotropium arborescens</i>
Evening primrose	<i>Oenothera biennis</i>
Honeysuckle	<i>Lonicera periclymenum</i>
Night-scented catchfly	<i>Silene noctiflora</i>
Night-scented stock	<i>Matthiola bicornis</i>
Nottingham catchfly	<i>Silene nutans</i>
Soapwort	<i>Saponaria officinalis</i>
Sweet rocket	<i>Hesperis matronalis</i>
Tobacco plant	<i>Nicotiana glauca</i>
White jasmine	<i>Jasminum officinale</i>

Early bulbs such as snowdrops, winter aconites and crocuses.

3 TIMETABLE

a) Prior to commencement of development works –

A Toolbox Briefing is given to the contractors:

If European Protected Species (EPS), including bats and great crested newts, or evidence for them, are discovered during the course of works, work must stop immediately, and advice sought on how to proceed lawfully from an appropriately qualified and experienced Ecologist or Natural England to avoid an offence being committed.

b) Demolition and or vegetation clearance should only be carried out during the period October to February inclusive. If this is not possible then a pre-development (i.e. no greater than 48 hours before clearance begins) search of the area should be made by a suitably experienced ecologist. If active nests are found, then works must be delayed until the birds have left the nest or professional ecological advice taken on how best to proceed”.

c) Materials should be carefully stored on-site on raised pallets and away from the boundary habitats.

d) Any trenches on site should be covered at night or have ramps to ensure that any animals that enter can safely escape, and this is particularly important if excavations fill with water. Any open pipework with an outside diameter greater than 120mm must be covered at the end of each working day to prevent animals entering / becoming trapped.

e) The installation of bat bricks, bee bricks and bird bricks are incorporated into the build stage of the development.

f) External Lighting is installed at the construction phase.

g) Hedgerow and Border planting is completed prior to 1st occupancy of each property.

h) Shrubbery planting is completed in the 1st planting season after commencement of the development.

4 CONCLUSION

It is the conclusion that the implementation of this of this Ecological Enhancement Plan will deliver achievable measurable net gain in biodiversity, in accordance with policies SP1 and NE4 of the Local Plan and Condition 8 of the planning application 23/02946/OP can be discharged.

5 REFERENCES

Bat surveys Good Practice Guidelines	<i>Bat Conservation Trust</i>	2023
Habitat Management for Bats	<i>Joint Nature Conservation Committee</i>	2001
Bird Survey Techniques	<i>British Trust for Ornithology</i>	2001
Herpetofauna Workers' Manual	<i>Joint Nature Conservation Committee</i>	2003
The British Herpetological Society:	http://www.bhs.org.uk	2009
Handbook for Phase 1 habitat survey	<i>Joint Nature Conservation Committee</i>	1990
Multi Agency Graphic Information System (MAGIC)		

Please note: All photographs & maps remain the property of Wildlife Consultants Limited.

ISSUE	DATE	STATUS	WRITTEN BY
NUMBER 2	7 FEBRUARY 2025	COMPANY SECRETARY	R. S. DAVIES