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**LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN
One YMCA, Welwyn Garden City**

November 2025

BMD.23.0005.RPE.MP.801.LEMP

DOCUMENT HISTORY

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Declaration of compliance with professional code of ethics or conduct

The information which we have prepared and provided is true and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bonafide opinions.

Every reasonable attempt has been made to comply with the relevant best practice guidelines and BS42020:2013 (Biodiversity: Code of practice for planning and development).

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EXECUTIVE SUMMARY

Client.....	One YMCA
Consultant.....	Bradley Murphy Design Ltd.
SITE	
Location	One YMCA, Peartree Lane, Welwyn, Hertfordshire. AL7 3UL
National Grid Reference.....	Approx. centre TL 244 126
Over-view.....	The Site is approximately 0.7ha and comprises of a 125-bed hostel with communal facilities, maintenance facilities and office space with a small amount of amenity grassland around the periphery and within the centre of the Site.
Landscape context	The Site is located in an urban environment within Welwyn Garden City. Land use surrounding the Site is mixed with industrial and residential.
DEVELOPMENT & PLANNING BACKGROUND	
Proposed works	Development proposals comprise replacing the 125 bed YMCA hostel with a new 100 bed hostel and new apartment buildings to provide 43 residential units with associated car parking and landscaping. A 5- storey block will be erected at the rear of the Site and a three-storey private apartment block erected at the front of the Site.
Planning stage.....	Discharge of conditions
ECOLOGICAL BACKGROUND	
General	A Preliminary Ecological Appraisal (PEA) including initial Bat Assessment was carried out in September 2019 by BMD, informed by a desk study and Phase 1 habitat survey. A further nocturnal emergence survey was undertaken in September 2019 of three of the buildings, with no bats emerging.
Most recent baseline.....	In January 2023, BMD undertook a verification assessment to review the structures on Site as well as the habitat types and protected species matters.
ECOLOGICAL MANAGEMENT PLAN	
Objectives	<ol style="list-style-type: none"> 1. To summarise the ecological baseline of the zone of influence associated with the construction works. 2. To summarise anticipated impacts based on known works details (where appropriate/available specific works timeframes and working methods will be detailed). 3. To review the aims and objectives of the management 4. To detail mechanisms and add any area/time specific details by which the necessary mitigation outlined in the more strategic documents are implemented to: <ul style="list-style-type: none"> - ensure effective implementation of ecological protection measures - minimise harm and negative impacts to wildlife and habitats currently occurring on site. - Provide biodiversity enhancements 5. To meet the requirements of 14 and 32 (ref 6/2019/2714/OUTLINE)

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1. INTRODUCTION

1.1 Background Information

- 1.1.1 Outline Planning permission (Ref:6/2019/2714/OUTLINE) was granted on 24th August 2022 permitting the following development scheme;

“Outline planning application for a hybrid application for demolition of existing hostel, development of a four storey 100 bed YMCA Hostel (All details submitted for determination) and up to 43 residential apartments (All details retained for future determination as reserved matters, except means of access) with associated car parking and landscaping.”.

- 1.1.2 This document has been prepared to discharge Condition 14 and 32.

14 & 42: No development of the hostel other than its demolition shall commence until a Landscape and Biodiversity Management Plan is submitted to and approved in writing by the Local Planning Authority. The Landscape and Biodiversity Management Plan must refer to the Ecological Report submitted as part of this application and must also include details identifying wildlife enhancements marked on a biodiversity plan, and details of measures to protect and enhance existing flora, fauna and habitats within the development site. These enhancements must mitigate the loss of biodiversity on the site and enhance the visual impact of the development hereby approved. The Landscape and Biodiversity Management Plan shall not be carried out other than in accordance with the approved details and retained thereafter.

REASON: To ensure the landscape, habitats and species are safeguarded and where appropriate enhanced in accordance with Policies D8, R11 and R28 of the Welwyn Hatfield District Plan; and the National Planning Policy Framework 2019 and the requirements of the Conservation of Habitats and Species Regulations 2010.

- 1.1.3 The treatments, location and specifications for key landscape areas are also detailed on the Biodiversity Enhancements Plan (BMD.23.0005.DRE.901) and the Landscape Masterplan for the Scheme is illustrated on Drawing Ref 47-WPA-Z1-SP-DR-A 3000.

1.2 Proposed Development

- 1.2.1 The Proposed Development comprises of replacing the 125 bed YMCA hostel with a new 100 bed hostel and new apartment buildings to provide 43 residential units with associated car parking and landscaping. A 5-storey block will be erected at the rear of the Site and a three-storey private apartment.
- 1.2.2 The Landscape Masterplan is illustrated on the Boundary Plan – Planting Information Ref: 47-WPA-Z1-SP-DR-A 3014 Rev D4.

1.3 Site Context

- 1.3.1 The Site comprised 0.7ha parcel of land containing a 125-bed hostel with communal facilities, maintenance facilities and office space. A network of predominantly two storey buildings accommodates

these facilities with two internal courtyards and several car parking facilities. Low value improved grassland, boundary hedgerows and a number of scattered trees and amenity planting are also present within the Site.

1.3.2 The Site is located on the transition between the residential area of Peartree to the east and the predominantly commercial/industrial area to the west. Immediately to the east of the Site is Peartree Lane with residential properties and associated gardens beyond. Immediately to the south of the Site is a residential home, associated car park and a small area of trees and scrub. Immediately to the north is a mix of industrial and residential land use with associated car parking and residential gardens

1.3.3 The broader landscape was dominated by industrial units to the north, residential to the east and south and the city centre of Welwyn Garden City with residential developments to the west beyond the commercial/industrial area.

1.4 Ecological Context

1.4.1 The following information was submitted as part of the outline planning application for the Site and provides the background and the ecological context for the Site:

- Ecological Assessment (including Initial Bat Survey) (BMD, 2019) and;
- Bat Nocturnal Survey Report (BMD, 2019)

1.4.2 Within the above document is the ecological baselines and the full results of the web-based desk study for the application Site.

1.4.3 BMD Ltd undertook a verification survey in January 2023 to include a walkover of the Site and re-assess the buildings to provide up to date information on the habitat and species issues pertinent to the Site. The survey concluded there was no change in ecological conclusions found in 2019.

1.5 Compliance with Guidance, Policy and Legislation

1.5.1 An overview of national planning policy and wildlife legislation relating to the ecological features relevant to the scheme is provided in Appendix A.

1.5.2 The protocols, evaluations and recommendations contained within this report were made in accordance with these policies and legislation and with reference to BS42020:2013: Biodiversity – Code of Practice for Planning and Development.

2. ECOLOGICAL BASELINE

2.1 Summary of Most Recent Baseline

- 2.1.1 BMD Ltd undertook a verification survey in January 2023 to include a walkover of the Site to provide up to date information on the habitat and species issues pertinent to the Site summarised in Table 2.1. The survey concluded there was no change in the ecological conclusions found in 2019.
- 2.1.2 A review of all structures on Site was also undertaken within the verification survey. The results of this are presented in Appendix B.
- 2.1.3 The results are summarised within table 2.1 below. This provides a summary of conclusions drawn from the most recent ecological surveys and reports.

Table 2.1 Conclusions of most recent ecological assessments: 2019 and 2023 walkover survey

Assessment	Conclusions of relevance to the Site
Amphibians	<p>The desk study data records returned two records of Great crested newt approximately 0.6km south east of the Site. There is poor connectivity with a number of dispersal barriers including roads to the Site with no waterbodies on Site.</p> <p>Records of common toad were also returned. Great crested newts and other common amphibians are deemed absent from the Site due to unsuitable habitats and lack of ponds and connectivity.</p>
Badger	<p>19 records of badger were returned by Herts Environmental Records Centre (HERC) in 2019. The closest record was approximately 0.6km from Site. Although recorded locally, the habitats on Site are considered unsuitable for badgers and they are therefore considered to be absent from the Site.</p>
Bat – activity	<p>The desk study data records returned numerous records of six bat species within 2km of the Site between 2009-2019. Species include Barbastelle, common pipistrelle, soprano pipistrelle, noctule, lesser noctule and brown long-eared bat.</p> <p>The majority of the Site comprised built structures and hardstanding access paths with very limited natural habitats present. The natural habitats present were small, isolated, heavily managed and largely ornamental and of negligible value for bats. Artificial lighting was also present on a number of the buildings and the Site is generally well lit</p> <p>Therefore, the Site is considered to be of Site level importance only for feeding and foraging bats.</p>
Bat – roosts (initial)	<p>The desk study results in 2019 returned 10 licence applications within 5km of the Site relation to bats. Species included common pipistrelle, soprano pipistrelle and brown long-eared bat.</p> <p>Some scattered trees were present within the main Site, however, these were all immature and had no bat roosting potential. Built structures on Site offered potential for bats as potential roosting sites as did mature trees along Pear Tree Lane.</p> <p>A building inspection was undertaken in 2019 and an updated assessment undertaken in January 2023. The full results of these findings can be seen within Appendix B. Overall, there were no changes from the 2019 survey. All buildings were still in use, well lit and tight. All roof voids were clear of any evidence of roosting bats.</p> <p>A nocturnal survey was undertaken in September 2019, a low amount of feeding and foraging of common species. No emergence from the buildings survey was recorded. Given no changes to the buildings recorded on Site and the potential roosting features were clear of any bat evidence it is considered that roosting bats are still absent from the Site and a precautionary approach to demolition is recommended</p>
Birds	<p>Numerous records of bird species within 2km of the site from between 2009 and 2019, were returned by HERC. Bird species recorded included Peregrine falcon, Dunnock, Starling, Song thrush and House sparrow.</p> <p>The Site supports hedgerows and trees which provide suitable nesting and foraging value for common and notable breeding bird species.</p>

Assessment	Conclusions of relevance to the Site
Habitats (Phase 1 Habitat Survey)	Habitats present within the Site: <ul style="list-style-type: none"> • Improved grassland • Scattered trees • Hedgerows • Introduced shrub • Buildings/ hardstanding
Invasive species	No invasive non-native species were recorded on Site during 2019 and 2023 Site visit.
Hedgehog	Seven records of hedgehog were returned in the previous desk studies in 2019, the closest record being 0.2km south of the Site. Habitat within the boundaries of the Site is considered suitable to support hedgehog along with the neighbouring gardens, providing foraging, shelter and hibernation opportunities.
Reptiles	HERC returned one record of grass snake 0.6km south of the Site boundary and seven records of slow worm 0.4km south west of the Site. The habitats on site are considered unsuitable for reptile species and they are therefore considered to be likely absent from the Site.
Statutory and non-statutory nature conservation sites	The desk study identified no statutory nature conservation sites within 1km of the Site. The records received from HERC identified four non-statutory nature conservation sites within 1 km of the Site. The closest being Twentieth Mile Bridge Allotments 470 m south west of the Site, an area of allotments and grassland.

2.1 Further Surveys

- 2.1.1 No further surveys are considered necessary in order to inform the Landscape and Ecological Management Plan.
- 2.1.2 However, pre-works checks and mitigation works will be necessary and will be managed by the appointed Ecological Management Team during construction stages.

3. VERIFICATION SURVEY RESULTS

3.1 Habitat focused

3.1.1 Further detail of the findings of the verification assessment are set out below. Table 3.1 provides a summary of the nature conservation importance of habitats within the Site.

Table 3.1 Summary of the nature conservation importance of habitats within the Site.

Habitat	Meets UK Priority/Local BAP habitat criteria	Condition ¹	Geographical context ²
Amenity grassland	No	Poor	Site
Buildings	No	Poor	Site
Introduced shrub	No	Poor	Site
Hardstanding	No	Poor	Site
Scattered trees	No	Moderate	Site
Hedges	No	Poor	Site
Notes			
1. As determined using the Biodiversity Metric 3.1 guidance. Where it is considered that the condition outcome is inappropriate justification is given in the text.			
2. Geographic level at which the habitat is considered important			

3.1.2 The habitats onsite were species poor and heavily managed, as such none of the habitats meet the appropriate criteria to be considered as UK Priority Habitats or Local BAP Habitats.

3.1.3 The boundary hedges were generally species poor and dominated by a single species and do not fall within the description of Hedgerows Priority Habitat or meet the criteria for classification as an *Important Hedgerow* under the ecological elements of Hedgerow Regulations 1997.

3.2 Habitats

3.2.1 The Site is bound to the south and west by security fencing and a species poor ornamental hedge comprised exclusively of privet along the eastern portion of the southern boundary. Two species poor hedgerows extended along the majority of the western boundary with a small break towards the northern end. The southern section of the hedge was dominated by field maple and the northern section by hawthorn. The hawthorn hedge continued along the northern boundary and was interspersed with semi mature trees including sycamore, cherry, beech and field maple.

Hardstanding

3.2.2 Hardstanding paths were present providing access throughout the Site alongside several car parking areas. A narrow parking area was present along the southern boundary adjacent to amenity grassland and Peartree Road. A further small car parking area was located along the eastern boundary.

3.2.3 Several hardstanding paths were present within the internal courtyards and along the southern, western and northern Site perimeter.

Amenity grassland

- 3.2.4 Several small patches and narrow linear stretches of amenity grassland were present within the Site. Two internal courtyards bound by built structures in the central section of the Site supported patches of amenity grassland.

Scattered trees

- 3.2.5 Ornamental trees and fruit trees were present within the internal courtyards and small landscaped areas on Site. An Indian bean tree, weeping mulberry and silver birch tree were located in the western internal courtyard. A line of false acacia and a pear tree were located within the eastern internal courtyard. A further semi-mature pear tree was located on a landscaped area leading to the eastern courtyard.

Introduced Shrubs

- 3.2.6 Several patches of introduced shrubs were present within both internal courtyards on Site.

4. CONCLUSIONS

- 4.1.1 An up-to-date building assessment was undertaken in January 2023. The results of this are presented in Appendix B. The updated survey verified The Preliminary Ecological Assessment undertaken in August 2019. The 2019 survey identified a number of features on the buildings in the Site that would indicate there was potential for bats to occur.
- 4.1.2 Bat activity recorded during the September 2019 dusk survey was low and confined to three species and an unidentified species of bat. No emergence from any of the buildings of interest was observed within the nocturnal survey in 2019 and as such the Site is not considered to represent an important resource for bats in the area and buildings are unlikely to support significant bat roosts.
- 4.1.3 As there are features that are typically associated with bat roosts, there remains a low possibility that they may be used by individual bats for short periods of time, notably during their active season. Previous surveys confirmed no emergence, however, given the initial potential roosting features have remain unchanged, a precautionary approach should be implemented during the demolition/construction stages.
- 4.1.4 It is highly unlikely that the proposed development will impact on protected species and no further surveys are recommended. As a result, a European Protected Species Licence will not be required for this development.
- 4.1.5 A precautionary approach is recommended during the demolition of the buildings with low bat roosting potential (B2, B3ii and B4, see plan at Appendix):
- **Immediately prior to works commencing:**
 - Erection of three bat boxes, suitable for pipistrelle species, within or in close proximity to the Site, e.g. on the mature trees away from the main building. These should be attached to a single tree at approximately 120° so providing a range of potential roosts with different micro-conditions. (Purpose: to ensure a safe place for bats should they be found during the works)
 - Tool box talk to on-site workers on bats. (Purpose: to ensure on-site workers are aware of the possibility (albeit low) of individual bats and what to do should they find one during the works. To ensure the works and workers do not breach current legislation)
 - Inspection of potential roost features where possible to identified any bats, if present, utilising the features
 - Soft strip of the potential roost features prior to demolition
 - **If bats or evidence of bats are found at any stage:**
 - All works MUST stop and not re-commence until advice has been received from an appropriately qualified ecologist.
 - Liaison with Nature England may be necessary.
 - **In such a scenario, a European Protected Species Licence may be necessary before works can re-commence.**
- 4.1.6 In addition, the following best practice recommendations are made in relation to the works:

- Avoid significant increase, compared with current baseline, in external light and minimise noise, light and vibrations during and post-development.
- Avoid additional lighting along the eastern edge of the Site during and post-construction.
- Adhere to former Pollution Prevention Guidelines (PPG) (or more recent guidance where available), in particular PPG1 Basic good environmental practices; PPG3 Use and design of oil separators in surface water drainage systems; PPG6 construction and demolition sites.

4.1.7 The following opportunities for enhancement and biodiversity gain are recommended:

- Provision of built in roosts as part of the proposed building.

Nesting Birds (General)

4.1.8 Works in close proximity to hedgerows, trees and buildings during the core nesting season (March to August inclusive):

- Immediately prior to demolition works commencing (within 48 hours) an inspection by the Ecological Clerk of Works to check for any evidence of nesting or nest building birds. If evidence is found, works may be delayed.

4.1.9 Building demolitions:

- Immediately prior to works commencing (within 48 hours) an inspection by the Ecological Clerk of Works to check for any evidence of nesting or nest building birds. If evidence is found, works may be delayed

4.1.10 If nesting birds are found at any stage during construction works:

- All works that are likely to cause disturbance and/or within the zone of influence of the birds, MUST stop and not re-commence until advice has been received from the Ecological Clerk of Works/Ecological Manager.
- Depending on the species, situation, stage of nesting and works in immediate vicinity it is likely that an exclusion zone will be put up around the nest and works will be stopped or restricted within the exclusion zone.

5. AIMS AND OBJECTIVES

- 5.1.1 The aim of this Landscape and Ecological Management Plan (LEMP) is to provide an overview of how habitats will be created and managed following the completion of the Proposed Development. It also sets out the installation of ecological features, implementation of landscape features and monitoring proposals for habitats and certain species present on Site.
- 5.1.2 The proposals for landscape creation have also been informed by a range of baseline ecology studies, as summarised in Section 2. Informed by the ecological baseline, a range of wildlife installations, including bird boxes, bat boxes and features for invertebrates are included within the Biodiversity Enhancement Plan (BMD.23.0005.DRE.901) to ensure the favourable conservation status of key species is maintained on the site, post development.

6. LANDSCAPE AND ECOLOGY FEATURES

Landscape Features

6.1

6.1.1

Throughout the design process, biodiversity has been a significant driver with regard to retention of key areas and species safeguard to ensure that biodiversity net gain is achieved and enhancements can be provided.

6.1.2

The Proposed Development consists of the construction of a new 100 bed hostel and new apartment buildings to provide 43 residential units with associated car parking and landscaping.

6.1.3

The total size of the Site is 0.35ha and of this approximately 0.1ha will comprise soft landscaping once operational. Soft landscaping as detailed on the Boundary Plan – Planting Information Ref: 47-WPA-Z1-SP-DR-A 3014 Rev D4 will include:

- Fruit and vegetable patches
- Urban scattered trees;
- Green roof
- Amenity planting.
- Native Hedgerow

6.2 On-site creation

6.2.1

New habitat creation will include areas of introduced shrub and amenity planting around the boundary of the Site which will include planters, native hedges and a number of planted flowers and shrubs. Within the communal garden in the centre of the Site a number of fruit and vegetable planters and climbers are to be created. Sunflower, heather, catmint, clematis and daisies are just a few of the flowers to be created within the communal garden, these will provide feeding and foraging opportunities for bats and birds. A number of trees are proposed to be planted, of small size.

6.2.2

The detail of the on-site enhancements is set out in the accompanying Boundary Plan – Planting Information Ref: 47-WPA-Z1-SP-DR-A 3014 Rev D4.

6.3 Species enhancement

6.3.1

Based on the habitats on Site the following species-specific enhancement are considered appropriate with detailed locations set out in the Biodiversity Enhancement Plan (Ref BMD.23.0005.DRE.901)

- Bats (all species):
 - Retention, protection and enhancement of suitable onsite commuting, foraging, and roosting habitats, i.e. hedgerows, and scattered trees;
 - Bat friendly planting in any soft landscaping areas, e.g. night scented species such as jasmine; and
 - Installation of bat boxes suitable for common and widespread crevices-dwelling bats (e.g. pipistrelle species) on structures and/or planted trees.
- Birds:

- Retention, protection and enhancement of suitable onsite foraging and nesting habitats, i.e. hedgerows and trees.
- Bird-friendly planting to provide additional foraging resources for a variety of species to be included in landscaped areas and boundary features; and
- Installation of a range of general-purpose bird nest boxes on structures/planted trees/within shrub beds.
- Hedgehogs:
 - Ensure the development has permeability to hedgehogs where feasible through provisions of hedgehog highways (achieved through a series of gaps in fences/walls to allow free passage of hedgehogs between gardens and other greenspace areas).
 - Periphery understory planting should be constructed with sufficient density to provide sheltered movement corridors through the parcel for commuting species such as hedgehog and common amphibians.
- Invertebrates:
 - Inclusion of pollen and nectar-rich planting in any soft landscaping.
 - Range of shrub/plant beds with varied structures and plant mixes.
- Urban Trees:
 - Planting a range of trees of varied age structure and species.
 - Selection of native and wildlife friendly variants.
- Lighting:
 - In order to minimise impacts to foraging and commuting bats that may use the retained hedgerows and trees within the plot, best practice guidance (e.g. Institute of Lighting Professionals, 2018) should be followed and incorporated into detailed lighting designs, to include:
 - Use of louvres/shields to direct light and avoid light spill into key habitat areas that may be used by bats (e.g. hedgerows and line of trees to the south).
 - Lighting within the scheme would also, where safe to do so, be designed to reduce excessive light spill on newly created features that may provide suitable foraging habitat for bats (e.g. SUDS system and newly planted hedgerows/ shrubs through the Scheme).
 - Use of LEDS - LED lights are more directional and can be controlled by lenses or sometimes reflectors. Where used near to the southern boundary it is recommended that warmer colour temperatures with peak wavelengths greater than 550nm (~3000°K) are used as these are known to cause less impacts on bats.
 - Street lighting orientated downward and below canopy level if possible – to maintain dark and open arboreal movement corridors for bats, birds, and invertebrates.

7. MANAGEMENT PRESCRIPTIONS

7.1 Objectives

7.1.1 In order to ensure habitats enhanced, created and retained reach their target distinctiveness and condition, bespoke management prescriptions have been proposed for each habitat type. The habitat types and their objective condition within the Site are summarised as:

- Introduced shrub:
 - Primarily for amenity value, management to provide wildlife resources as a secondary benefit.
- Amenity grassland and green roof:
 - Primarily for amenity value, management to provide wildlife resources as a secondary benefit.

7.1.2 The overarching aim of this LEMP is to provide a framework that will ensure the continuing successful management of the development through which landscape and ecological elements can be maintained and developed to contribute to the quality of the area and to ensure that the original concept and design intent is realised. Once implemented, this plan will help to maximise the overall quality and appearance of the development, its amenity and ecological value and ensure that the predicted biodiversity net gain is achieved in the long-term.

8. LONG TERM MAINTENANCE AND MONITORING

8.1 Maintenance and Monitoring

- 8.1.1 Following the completion of the Proposed Development, a programme of monitoring will be undertaken.
- 8.1.2 Habitat creation, habitat enhancement and wildlife feature installation will be undertaken in the first appropriate season following the receipt of planning permission. This will be no later than within 6 months of development commencing. Habitat creation in areas cleared during the construction phase will be completed within 6 months of completion of development activities. Management will continue for 30 years.
- 8.1.3 A programme outlining the key management and monitoring measures is detailed within Table 8.1.
- 8.1.4 This LEMP will be subject to periodic review (every 5 years) over the 30-year period to ensure it remains fit for purpose.

Table 8.1. Ecological Monitoring

Habitat/Feature	Indicator	Condition Assessment	Monitoring Frequency
Amenity Planting			
Habitat of value to wildlife as well as visual and aesthetic value.	No Schedule 9 species (Wildlife and Countryside Act)	Walkover Survey	Year 1, then 3-year intervals
	At least 35% native (native cultivars) – trees and shrubs		
	At least 35% ornamental species (wildlife friendly) – trees and shrubs		
	Less than 30% other ornamental species		
Hedgerow			
Habitat of value to wildlife as well as visual and esthetic value.	Continuity: gaps <10% length by Y3; <5% by Y5. • Species diversity: ≥5 native woody spp. per 30 m by Y5. • Density: ≥70% foliage cover between 0.3–1.5 m height in winter. • Flower/fruit: blossom recorded ≥2 years in 3; annual fruit retained into winter. • Biodiversity: ≥1 active bird nest/100 m recorded once during Y1–Y5 monitoring (no disturbance).	Walkover survey	Year 1, then 5-year intervals

Landscape Monitoring

- 8.1.5 Checks should be made of the habitat areas to confirm overall condition of the habitats at intervals stated in Table 8.1.
- 8.1.6 Annual checks should be made of the planted areas to confirm overall condition of the planted habitats. The check should be made between May and August as identification of many plants is easier at this time and should be completed by a competent and suitably qualified individual able to identify plant species.

8.1.1 Where appropriate maintenance should be adjusted to ensure habitat types and wildlife installations reach target objectives.

8.1.2 Checks will be assessing condition of soft landscape areas against their target objective.

Species Monitoring

8.1.3 Monitoring will include;

- Bird boxes will be monitored (from ground level) for usage by the target, or other species during the peak breeding season (April – May). If no uptake is recorded after three years, new boxes and locations shall be considered. The advice of a suitably qualified ecologist will be sought for this.
- Bat boxes will be monitored on at least one occasion in the first five years post-completion, an inspection of the bat boxes will be undertaken by a Natural England (NE) licensed ecologist to record evidence of use by bats, and advise on any necessary repairs to be carried out. The inspection will occur between September and October as to avoid hibernation and maternity season. If a box has not been used for several years in succession, the installation of new alternative boxes (non-integral) shall be considered following the advice of a suitably qualified ecologist.

8.1.4 Inspections should also incorporate a general condition check and ensure repairs are administered where applicable.

8.2 Responsible Organisations

8.2.1 One YMCA shall be managing the landscape and ecology matters around the Site and their land. This shall be carried out under the expert guidance of BMD Ecology.

8.2.2 Funding for the upkeep and implementation of the LEMP will be provided by One YMCA as part of its estate maintenance programme.

8.3 Remedial measures

8.3.1 The monitoring programme may also identify issues which require remedial measures and alterations to the management prescriptions detailed in this document.

8.3.2 The mechanism for identification of any remedial measures is through a 5-year review process, with any remedial measures or updates to the management prescriptions informed by the results of the monitoring programme.

9. GLOSSARY

9.1 Scientific Terms and Acronyms

BoCC Birds of Conservation Concern, the UK Red-list for birds, produced by the British Trust for Ornithology and last updated in December 2015.

BTO British Trust for Ornithology

CIEEM Chartered Institute of Ecology and Environmental Management, the professional organisation and provider of professional codes of conduct for ecological consultancy.

LBAP Local Biodiversity Action Plan.

Level of protection – “EU” Protected under the Conservation of Habitats and Species Regulations (2017).
“UK”: Protected under the Wildlife and Countryside Act 1981 (as amended) or other domestic legislation, e.g. Badgers Act 1992.

LNR Local Nature Reserve. Statutory designation.

Notable species A species which is listed as a UK Priority Species, carries an unfavourable conservation status (e.g. scarce, rare, threatened, Red-listed), is invasive or is otherwise worthy of note from an ecological perspective.

Protected species A species which is protected under specific UK or European legislation, including Habitats Directive, Wildlife and Countryside Act.

S41 Habitat / Species See UK Priority Habitat / species.

UK Priority Habitat / species A habitat or species identified as a priority for conservation in accordance with Section 41 of the Natural Environment and Rural Communities Act (2006). Section 40 of the Act places a duty on public authorities to have regard for the conservation objectives of these habitats / species

10. REFERENCES & BIBLIOGRAPHY

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APPENDICES

A. RELEVANT WILDLIFE POLICY AND LEGISLATION

A.1.1 Table A.1 provides a summary of wildlife legislation and policy of relevance to development at the Site. Detailed descriptions of the legislation and national policy of relevance to ecology during the planning process are provided in a separated document produced by BMD which is available on request.

Table A.1 Overview of species/groups relevant to the current proposals and associated legislation/policy

Species / group	European	UK ¹	Priority Species / habitat ²
Bats (all species)	✓	Full	Species dependent
Birds		Full	Species dependent
Mammals (general)		Species-dependent	Incl. hedgehog
Notes			
¹ Principally the Wildlife and Countryside Act (Full = full protection; partial = partially protected). ✓ = covered by other specific legislation.			
² Includes over 900 species listed in accordance with Section 41 of the NERC Act (2006). Species known or most likely to utilise the Site are listed here.			

A.1.2 Key planning policies/documents are:

- The Environment act (2021);
- The National Planning Policy Framework (2021); and
- The Natural Environment and Rural Communities (NERC) Act (2006).

A.1.3 Table A.2 lists the specific legislation of relevance to species that may be impacted by the current works. The Countryside and Rights of Way Act 2000 strengthened the Wildlife and Countryside Act so has not been listed separately where a species is covered by the latter.



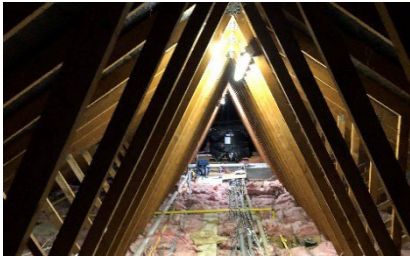
Table A.2 Relevant species legislation for the current works





Species / group	Legislation see notes													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Bats (all species)					✓		✓		✓	✓				✓
Birds (nesting)		✓	✓							✓				
Hedgehog							✓			✓				✓
Mammals - general														✓
Notes														
1. Protection of Badgers Act 1992														
2. Wildlife and Countryside Act, 1981 (as amended) – Part 1														
3. Wildlife and Countryside Act, 1981 (as amended) – Schedule 1 (some species, none recorded within the Site)														
4. Wildlife and Countryside Act, 1981 (as amended) – Schedule 5, Section 9														
5. Wildlife and Countryside Act, 1981 (as amended) – Schedule 5, Section 9(4b, 4c) and (5)														
6. Wildlife and Countryside Act, 1981 (as amended) – Schedule 5, Section 9(1, in respect of killing and injuring) and (5)														
7. Wildlife and Countryside Act, 1981 (as amended) – Schedule 6, Section 11														
8. Wildlife and Countryside Act, 1981 (as amended) – Schedule 9, Section 14														
9. Conservation of Habitats and Species Regulations 2017 (as amended) – Schedule 2 (European protected species)														
10. Natural England and Rural Communities Act (2006) – Section 40, various species listed in accordance with Section 41														
11. Invasive Species regulations: EU Regulation (1143/2014) on invasive alien (non-native) species														
12. Anti-social Behaviour, Crime and Policing Act 2014														
13. Environmental Protection Act 1990														
14. Wild Mammals (Protection) Act 1996														




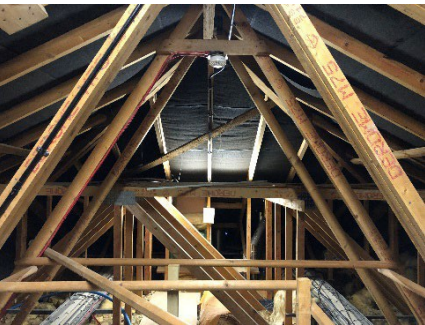
Bat Specific Terminology



- A.1.4 The following categories are used to describe the level of roosting potential of buildings and trees; these are based on current best practice (adapted from Table 4.1, p. 35; Collins, 2016):
- **Negligible:** Negligible features within the building likely to be used by roosting bats.
 - **Low:** A structure with one or more PRFs that could be used by individual bats opportunistically. However, these potential roost Sites do not provide enough space, shelter, protection, appropriate and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.
 - **Moderate:** A structure or tree with one or more PRFs that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status.
 - **High:** A structure or tree with one or more PRFs that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. **Confirmed Roost:** Presence of bats or evidence of use by bats.


B. STRUCTURE ASSESSMENT JANUARY 2023

Building Ref	Building/ structure style	Notes 2019	Notes 2023	Category	Photograph
B1	<p>Single storey, brick-built structure with tiled pitch roof. In active use as a workshop.</p> <p>Three separate internal roof voids (i–iii).</p>	<p>Brickwork and tiles generally in good order, tiles sealed at ends and soffit boards in good condition.</p> <p>Internal space light and in regular use.</p> <p>Void i; Small void, internally boarded, heavily cobwebbed.</p> <p>Void ii; No access but well-sealed and considered similar to void i.</p> <p>Void iii; Open up to apex used as games room, boarded against tiles.</p> <p>No evidence of bats. Potential roost features on external soffits examined with endoscope and no bats present and no signs of access/use and very dirty.</p>	<p>Visual inspections same as in 2019.</p> <p>Brickwork and tiles in generally good condition, small gaps under soffits but dirty and examined with endoscope and no bats present.</p> <p>Roof voids dirty and well-sealed.</p> <p>No evidence of bats. Although potential roost features present on exterior.</p> <p>Precautionary approach advised with soft strip of tiles and soffit boards with Ecologist present.</p>	Negligible	
B2	<p>Single storey, brick-built structure with tiled pitch roof. In active use as communal facilities.</p> <p>One long internal roof void.</p>	<p>Brickwork and tiles generally in reasonable condition and soffit boards generally tight.</p> <p>Void lined and in good condition with internal light system. Potential access points via slipped tiles, gaps around air vent stacks and holes in soffit boards.</p> <p>Internal void cob-webbed with small skylight in northern end. No evidence of bats or use by bats.</p> <p>External potential roost features included occasional gaps and puck holes, examined with endoscope and no bats present.</p>	<p>Visual inspections same as in 2019.</p> <p>Roof void lined in very good condition, cobwebs present. Access points from exterior slipped tiles, however no added changes or potential access points than previously surveyed.</p> <p>External potential roost features included occasional gaps and puck holes, examined with endoscope and no bats present.</p>	Low	 

Building Ref	Building/ structure style	Notes 2019	Notes 2023	Category	Photograph
B3	<p>Modern, single storey, brick-built structure, with tiled pitch roof and small flat roofed annex to north.</p> <p>In active use as recreational area, toilets block and office space.</p> <p>Two separate roof voids present.</p>	<p>Brickwork and tiles generally in reasonable condition and soffit boards generally tight.</p> <p>Access via small holes in brickwork, gaps in brick vents, and puck holes.</p> <p>Void i; No internal void, open up to high suspended ceiling with small apex void above. Wooden and steel beams above and old lighting fixtures above the suspended ceiling.</p> <p>Void ii; Small void above suspended ceiling at northern end of the building. No internal membrane, draughty, light and heavily cobwebbed.</p> <p>No evidence of bats, potential roost features examined with endoscope and no bats present.</p>	<p>Visual inspections same as in 2019.</p> <p>Access via small holes in brickwork, gaps in brick vents, and puck holes.</p> <p>VOIDS same as previously recorded.</p> <p>No evidence of bats, potential roost features examined with endoscope and no bats present.</p>	<p>Low (B3ii) Negligible (B3i)</p>	 
B4	<p>Large, two storey, brick built structure with a tiled pitched roof.</p> <p>In active use as kitchen and recreational area with bedrooms on 1st floor.</p> <p>Long roof void present along entire length.</p>	<p>Brickwork and tiles generally in good condition and no external roosting features noted.</p> <p>Internally, void unlined with access to tiles with numerous small gaps and larger gaps also present.</p> <p>Void accessible with board walks and containing heating/lighting systems.</p> <p>No evidence of bats observed during the external and internal inspections.</p>	<p>Visual inspections same as 2019.</p> <p>Brickwork and tiles in generally good condition, no obvious access points or external roosting features present.</p> <p>Roof void well lit, clean and unlined. A number of gaps to tiles were present offering limited roosting potential</p> <p>No evidence of bats observed during the external and internal inspections.</p>	<p>Low</p>	 

Building Ref	Building/ structure style	Notes 2019	Notes 2023	Category	Photograph
B5	<p>Small single storey building with tiled pitched roof.</p>	<p>Brickwork and tiles generally in good condition and no external roosting features.</p> <p>No obvious access points due to weal sealed brickwork and soffits.</p> <p>Void, clean, tidy, occasional cobwebs strung across void. Rodent droppings present.</p> <p>No evidence of bats or potential roost features.</p>	<p>Inspection provided same results as 2019.</p> <p>No external roosting features or obvious access points, brickwork and tiles in good condition.</p> <p>Roof void, clean and rodent droppings present.</p> <p>No evidence of bats or potential roost features.</p>	Negligible	 
B6	<p>Large, modern, two story, brick-built structure with tiled pitched roof.</p> <p>In active use as residential block.</p> <p>Roof void present.</p>	<p>Brickwork in excellent condition, tiles sealed and in good condition and no external roosting features. Soffit boards tight and in good condition.</p> <p>No obvious access points externally.</p> <p>Internal void tidy, clean and well-sealed with limited space due to wooden trusses. Occasional cobwebs across internal space. Walkways and lighting system installed for access throughout the void.</p> <p>No evidence of bats or potential roost features.</p>	<p>Inspection provided same results as 2019.</p> <p>External features including brickwork, tiles and soffits in excellent condition. No external roosting features present.</p> <p>No evidence of bats or potential roost features.</p>	Negligible	 

Building Ref	Building/ structure style	Notes 2019	Notes 2023	Category	Photograph
B7	<p>Large, modern, two story, brick-built structure with tiled pitched roof.</p> <p>In active use as residential block.</p> <p>Roof void present.</p>	<p>Brickwork in excellent condition, tiles sealed and in good condition and no external roosting features. Soffit boards tight and in good condition.</p> <p>No obvious access points externally other than two puck hole features. Checked with endoscope and no signs of use by bats, cobwebs present within.</p> <p>Large open void with lights and new lining with no signs of use by bats.</p>	<p>Inspection provided same results as 2019.</p> <p>Exterior of the building in excellent conditions. Two puck hole features still present, heavily cobwebbed.</p> <p>Large open void with lights and new lining with no signs of use by bats.</p>	Negligible.	
B8	<p>Large, t-shaped, modern, two storey breeze block built structure with flat concrete roof. Brick cladding along majority of building.</p> <p>Currently in active use as a residential block.</p> <p>No internal roof void.</p>	<p>Brickwork and cladding generally tight and in good condition.</p> <p>Large gap at northern end and occasional gaps where cladding coming away, examined with endoscope and no bats present.</p> <p>No evidence of bats recorded.</p>	<p>Visual inspections same as in 2019 with a number of brick cladding had slipped, examined with an endoscope no bats were present, very dirty with cobwebs presents.</p> <p>No evidence of bats.</p>	Negligible.	


Building Ref	Building/ structure style	Notes 2019	Notes 2023	Category	Photograph
B9	<p>Small, brick built out building with pitched tiled roof.</p> <p>Small roof void.</p>	<p>Brickwork and tiles in excellent condition, tiles sealed at ends.</p> <p>No obvious access points, no external roosting features.</p> <p>Small roof void well sealed.</p> <p>No evidence of bats.</p>	<p>Inspection provided same results as 2019.</p> <p>No access points, well-sealed exterior.</p> <p>No evidence of bats.</p>	Negligible.	

C. PHASE 1 HABITAT SURVEY PLAN



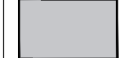

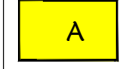

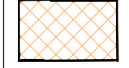
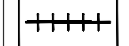


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SITE BOUNDARY (OFFSET FOR CLARITY)



PHASE 1 HABITATS

-  BUILDINGS (INC REFERENCE)
-  BARE GROUND
-  HARD STANDING
-  TREE (BROADLEAF)
-  AMENITY GRASSLAND
-  SPECIES-POOR HEDGE
-  INTRODUCED SHRUB
-  FENCE
-  OTHER HABITAT
1) VEGETABLE PLOTS
2) PLANTERS IN BOX
-  TARGET NOTES (1-5)



Rev	Description	Date

Purpose of Issue
PLANNING
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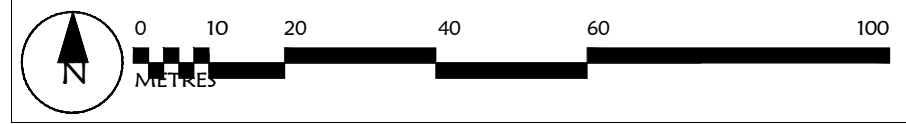


SAUNDERS PARTNERSHIP

Project
 ONE YMCA, WELWYN GARDEN CITY

Drawing Title
 PHASE ONE HABITAT PLAN

Drawn SB	Checked HSM	Approved JP	Date 27/08/2019
Job No. 19.048	Scale 1:1000	Sheet Size A3	Revision -
Drawing Number BMD.19.048.DRE.900			





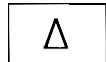
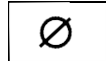




D. BUILDING PLAN

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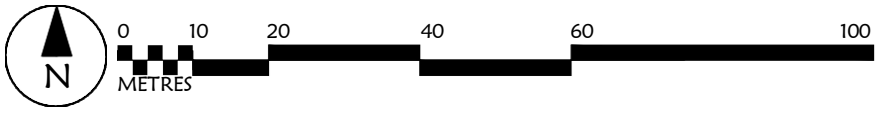
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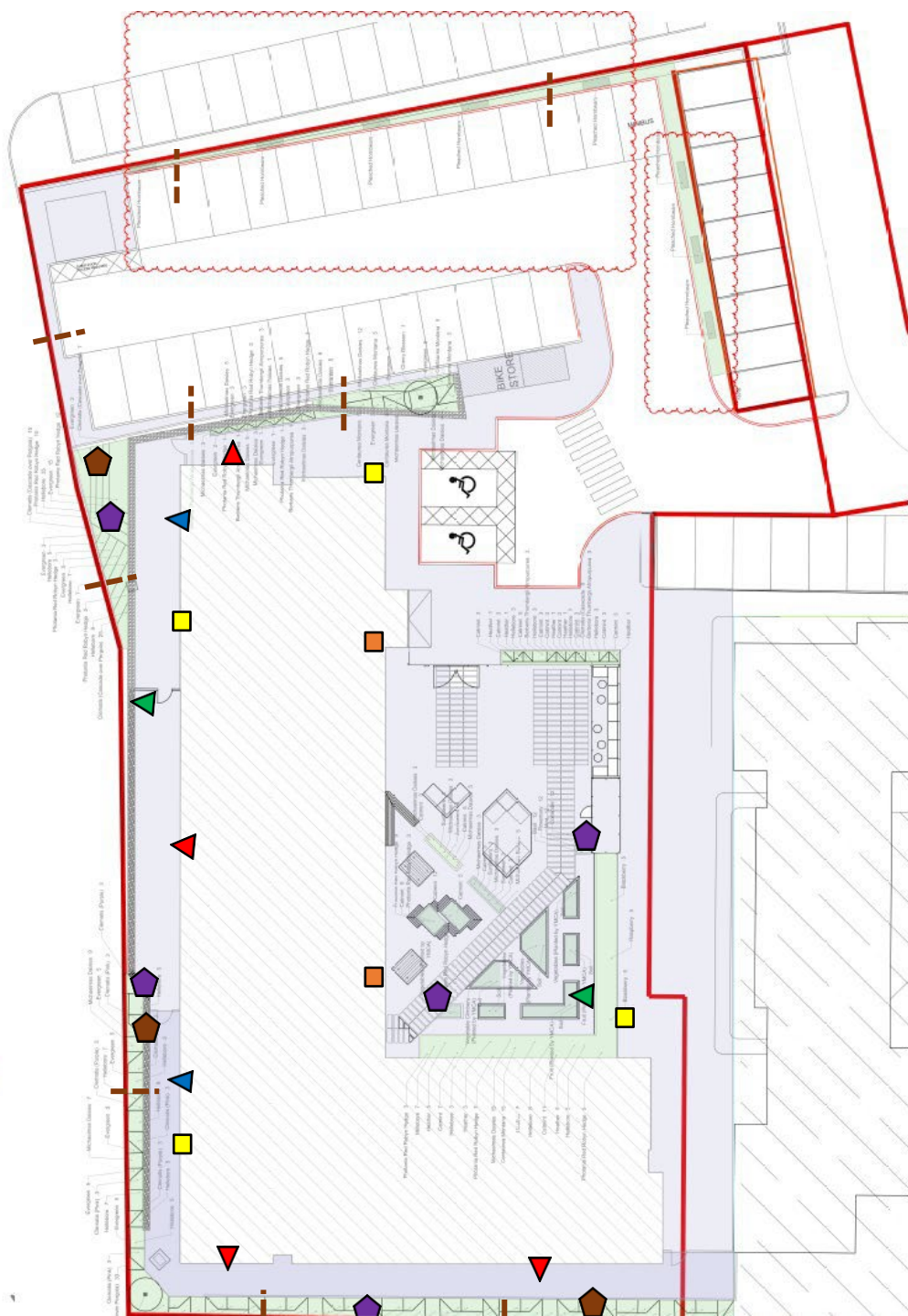
-  SITE BOUNDARY (OFFSET FOR CLARITY)
 -  BUILDINGS (INC REFERENCE)
- SUITABILITY FOR BAT ROOSTS
-  NEGLIGIBLE
 -  LOW
- NOTABLE FEATURES (EXTERNAL)
-  ACCESS POINT
 -  PUCK HOLE
 -  GAP
- NOTABLE FEATURES (INTERNAL)
-  HOLE/GAPS IN BRICK WORK












Rev	Description	Date	
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Purpose of Issue			
PLANNING			
Bradley Murphy Design Ltd 6 The Courtyard Hatton Technology Park Dark Lane Hatton Warwickshire CV35 8XB			
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Client			
SAUNDERS PARTNERSHIP			
Project			
ONE YMCA, WELWYN GARDEN CITY			
Drawing Title			
BUILDINGS PLAN			
Drawn	Checked	Approved	Date
SB	MH	JP	29/08/2019
Job No.	Scale	Sheet Size	Revision
19.048	1:1000	A3	-
Drawing Number			
BMD.19.048.DRE.901			



E. BIODIVERSITY ENHANCEMENT PLAN



Biodiversity Enhancements			
Bat Boxes			
	Ibstock Enclosed Bat Box 'C'		
	Vivara Pro Build-in Woodstone Bat Box		
Bird Boxes			
	Schwegler Brick Nest Box (Type 24)		
	No. 16 Schwegler Swift Box		
	Vivara pro Seville 32mm Woodstone Nest Box		
Mammal & Invertebrate Features			
	Apex Insect House (National Trust)		
	HH7 Hogilo Hedgehog / Mammal House		
	Hedgehog/Mammal Highway		
Rev	Description	Date	
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Project			
One YMCA, Welwyn Garden City			
Drawing Title			
Biodiversity Enhancements			
Drawn	Checked	Approved	Date
KD	JP	JP	20/08/2025
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