

Hertfordshire LEADS (Ecology)
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17/07/2026

Application:

[26/00556/DOC](#)

Land To The East Of Foxholes And Gainsford House
And On The West Side Of, Crow Furlong, Hitchin,
Hertfordshire

Details reserved by condition 8 (Swift and Bat
Boxes) of planning permission reference no
25/01745/S73 granted 18.12.2025.

Documents:

Amended - Detailed Hard and
Soft Landscape Proposals –
Rev F (uploaded 26.6.26)

Consultancy:

James Blake Associates

Summary of Advice:

Condition 8 Can Be Fully Discharged.

Comments and recommended Conditions and Informatives:

The Hertfordshire LEADS Ecology team previously responded to this application to discharge condition 8 imposed on application 25/01745/S73:

“No development above ground level shall commence until details of 20 integrated swift boxes and 20 integrated bat boxes have been submitted and approved by the LPA. These devices shall be fully installed prior to occupation of the specific dwelling and retained as such thereafter.

Reason: To enhance biodiversity in accordance with the NPPF and the North Hertfordshire Local Plan Policy NE4.”

Our response detailed that the submitted plans showed the location of 20 Swift boxes yet only 19 bat boxes. The applicant has since provided updated plans – ‘Amended Detailed Hard and Soft Landscape Proposals – Rev F’ - showing the updated location of the Swift bricks and bat boxes to be installed. These updated plans show the location of all 20 bat boxes and Swift boxes to be installed. The updated locations also

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appear to be more in-line with best practice guidance on where bat/Swift boxes should be positioned where possible (as stated in our previous response - bat boxes are best placed in areas that are exposed to the sun for part of the day, i.e. South, South-East or South-West facing, and Swift bricks are best placed in areas that are not exposed to direct sunlight, i.e. North or North-East facing).

Therefore, I advise that sufficient information has now been provided in order for Condition 8 can be fully discharged.

I trust these comments are of assistance and kind regards.

Isabelle Hasell

Assistant Ecology Advisor, Hertfordshire LEADS