

Ref: LR/05216/S73

7th July 2025

Submitted via Planning Portal

Planning Department
North Herts District Council
Council Offices
Gernon Road
Letchworth Garden City SG6 3JF

Dear Sirs

**S73 Planning Application on behalf of Hill Residential
Land East of Foxholes/ Gainsford House & West Side of Crow Furlong, Hitchin**

On behalf of Hill Residential, please find enclosed an application under Section 73 of the Town and Country Planning Act 1990 to amend full planning permission 22/03092/FP for the residential development of 47 dwellings and associated car parking, open space, landscaping and creation of access off Grays Lane on Land East of Foxholes/ Gainsford House & West Side of Crow Furlong, Hitchin.

The application was submitted today via the Planning Portal (Ref: **PP-14083235**). Payment for the requisite application fee of £2,085.00 (including the Planning Portal service charge) has been made via the Planning Portal (1st July 2025).

To enable the proposed amendments via the substitution of plans and documents the application seeks the variation of conditions 2 and 10 of the permission. In addition to updated/new drawings and documents to support the proposed amendments to the approved scheme, the application also includes details required by pre-commencement conditions attached to the permission, namely Conditions 5, 6, 7, 8, 9, 11, 13, 18, 21, 22, 25, 26, 27 and 28. This is to negate the need for those conditions to be carried over to the new permission and enable Hill Residential to make an active start on the site as soon as the s.73 application is approved.

A schedule of the documents and drawings that the application comprises is attached to this letter, together with a schedule providing clarification on which of the submitted documents and drawings provide the detail required to satisfy each of the pre-commencement conditions.

The Application Site

The application site comprises a self-contained field at the junction of Gray's Lane with Crow Furlong. It is allocated

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for housing in the North Hertfordshire Local Plan 2011 – 2031. To the north is an extension to Gray's Lane and a bridleway; to the east is Crow Furlong with existing residential development forming the built-up area of Hitchin beyond; and to the south is a deciduous woodland. A residential and nursing care home (Foxholes) and associated grounds are located immediately west of the site with open countryside beyond.

To the north of the site beyond Gray's Lane is a grassland field which is allocated for housing in the North Hertfordshire Local Plan (Site HT5) and now benefits from full planning permission for the erection of 9no. dwellings (22/00516/FP). There is overlap in the site boundaries in relation to the highway access, where the proposals have been coordinated together.

Proposed Amendments

Planning application 22/03092/FP was submitted in November 2022 and was not approved until March 2024. During that time Hill Residential acquired planning permission for the redevelopment of site HT5 to the north for 9no. dwellings. They are now in the process of acquiring the application site and intend to develop it in conjunction with site HT5.

Hill Residential is a privately owned house builder renowned for providing high quality and well-designed homes. Following a thorough review of the approved drawings, Hill Residential wish to take the opportunity to amend the extant permission to alter house types to increase their usability and design quality and better suit their house types. The materials and elevational treatment of the homes would be consistent with those already approved to ensure a cohesive approach to materiality and design and one that is reflective of the character of the site and surrounding area.

A full description of the proposed development, an explanation of the design rationale and a demonstration of its compliance with relevant planning policy, is provided in full in the accompanying Design and Access Statement (2025) and the Addendum Planning Statement (2025). However, in summary the application proposes the following changes to the permitted development:

1. Changes to the proposed house types with consequential changes to the layout.
2. Change to the market housing mix from 6no. x 2 bed, 13no. x 3 bed and 9no. x 4 bed homes to 5no. x 2 bed, 13no. x 3 bed and 10no. x 4 bed homes.
3. Provision of more affordable bed spaces by providing 4no. x 2 bed 4 person dwellings instead of 4no. x 2 bed 3 person dwellings.
4. Changes to sizes and positioning of garages on site.
5. Provision of a new substation in the northeast corner next to the site access required to serve this development and that to the north and to enable a more sustainable approach - moving to ASHP & EV charging points and away from gas and fossil fuels.

The submission of this application follows from pre-application discussions with officers at NHDC. A meeting was held with Sarah Kasparian on the 8th May 2025 and the Council's written advice was received on the 14th May 2025. A summary of the comments received and how the scheme has positively responded to these is set out in the Design and Access Statement and Addendum Planning Statement.

The extant permission is the subject of conditions, which will need to be adjusted. The changes sought to the design and layout sought by this application require the amendment of Conditions 2 and 10 to ensure

consistency and to reflect the adjustments in the 'approved documents' described in these conditions. Appendix 5 of the Addendum Planning Statement contains a schedule setting out the proposed rewording of these conditions, together with the removal/re-wording of the pre-commencement conditions which this submission also seeks to satisfy.

Assessment

The Council's pre-application response advised that as part of any application supporting material should be provided that explains why the changes are permissible as part of a s73 application.

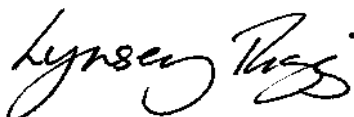
In this regard, the application comprises a comprehensive pack of drawings and statements explaining the proposed changes, why they would not alter the principles established by the permitted scheme and would be acceptable for policy reasons and as such would not warrant anything more than a s73 application. Particular attention is drawn to the fact that the reference to 'minor material' amendments in the Planning Practice Guidance (PPG) was amended to remove the inclusion of the word 'minor' following the High Court ruling in the case of [*Armstrong v Secretary of State for Levelling-Up, Housing and Communities and Another \[2023\] EWHC 176 \(Admin\)*](#), which clarified that Section 73 not only does not limit its application to minor material amendments, but in fact sets no limit to the scope of amendments that might be achieved provided that:

1. The original planning permission has conditions which can be amended;
2. The operative part of the permission (the description of development) is not changed; and
3. The changes would be acceptable for policy reasons.

The High Court concluded that the previous wording in the PPG caused confusion as it referred to "minor material amendment" and that there was nothing in s73 or the 1990 Act itself that limited the application to "minor material amendments" or to "non-substantial" or "not fundamental variations". The Judgment found that s73 is *clearly intended* to enable developers to propose fundamental and substantial variations to the extant permission, subject to the proposal fitting within the original description of development. In this case each of these three tests are met and the key principles established by the permitted development are retained as part of the changes proposed such that they are compliant with relevant planning policy.

I trust that the enclosed information is sufficient to enable you to validate the application and look forward to receiving confirmation of this. However, if you require any further information, please do not hesitate to contact either myself or my colleague, Geoff Armstrong.

Yours faithfully



Lynsey Rigg (lynsey.rigg@arplanning.co.uk)

Director

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S73 Planning Application by Hill Residential
Land to the East of Foxholes and Gainsford House and on the West Side of, Crow Furlong, Hitchin
Schedule of Application Documents and Drawings – July 2025

Approved Documents		New/ Updated Documents July 2025	
Document Title	Author	Document Title	Author
Air Quality Assessment (September 2023)	REC	-	-
Arboricultural Impact Assessment (November 2022)	Aspect Arboriculture	Arboricultural Impact Assessment (June 2025)	Aspect Arboriculture
Archaeological Assessment (Geo-physical Survey, April 2017 & Trial Trenching Report, June 2017)	MOLA	-	-
Design and Access Statement	AT Architecture	Design and Access Statement (July 2025)	Hill Residential
Updated Ecological Appraisal (incl. Biodiversity Net Gain Assessment) (November 2022)	Aspect Ecology	Updated Ecological Appraisal (June 2025)	Aspect Ecology
		Biodiversity Net Gain Calculation Statement (June 2025)	James Blake Associates
Flood Risk Assessment (incl. Drainage Strategy) (April 2023)	MAC Consulting	Drainage Strategy Update (July 2025)	MAC Consulting
Ground Investigation Report (November 2020)	Geo-Environmental	-	-
Landscape and Visual Impact Assessment (May 2023)	Aspect Landscape	-	-
Planning Statement (November 2022)	Armstrong Rigg Planning	Addendum Planning Statement (July 2025)	Armstrong Rigg Planning
Sustainability Statement (incl. Appendix 1 Energy Statement) (February 2022)	Sol Environment	Sustainability & Carbon Statement (June 2025)	Sol Environment
Technical Note on Access (November 2022)	MAC Consulting	-	-
Transport Assessment (November 2022)	MAC Consulting	-	-
Travel Plan (November 2022)	MAC Consulting	-	-
		Biodiversity Net Gain – Landscape and Ecological Management and Maintenance Plan (July 2025)	James Blake Associates
		Construction Phasing & Environmental Management Plan (July 2025)	Hill
		Phase II Ground Investigation Report (September 2023)	JPP

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		Site Waste Management Plan (July 2025)	Hill
		Lighting Strategy (July 2025)	DW Windsor

Approved Drawings		Proposed Drawings	
Drawing Title	Drawing No.	Drawing Title	Drawing No.
Location Plan	A1622 220126 EX100	Location Plan	181-PS-2-100
Proposed Layout	A1622 220126 PL100R	Proposed Site Plan	181-PS-2-101
Proposed Parking Plan	A1622 220126 PL110D	Proposed Parking Plan	181-PS-2-102
Proposed Materials Plan	A1622 220126 PL120E	Proposed Materials Plan	181-PS-2-103
Proposed Housing Mix	A1622 220126 PL130D	Proposed Housing Mix	181-PS-2-104
Proposed Tenure Plan	A1622 220126 PL140D	Proposed Tenure Plan	181-PS-2-105
Proposed Boundary Plan	A1622 220126 PL150D	Proposed Boundary Plan	181-PS-2-106
Waste & Recycling Plan	A1622 220126 PL160E	Waste & Recycling Plan	181-PS-2-107
Proposed Private & Public Areas	A1622 220126 PL340E	Proposed Private & Public Areas	181-PS-2-108
Proposed House Type Plan	A1622 220126 PL350A	Proposed House Type Plan	181-PS-2-109
-		Proposed Ground Floor Layout	181-PS-2-110
-		Proposed Hardscaping Plan	181-PS-2-120
-		Proposed Hardscaping Plan	181-PS-2-121
-		Proposed Hardscaping Plan	181-PS-2-122
-		Proposed Hardscaping Plan	181-PS-2-123
-		Proposed Sections	181-PS-2-124
		Proposed Hydrant Locations	181-PS-2-130
		Temporary Run-Off Plan	181-PS-2-140
House Type A	A1622 220126 PL170A	Housetype A - Detached	181-PS-2-200
		Housetype A - Semi	181-PS-2-201
House Type B	A1622 220126 PL180A	Housetype B	181-PS-2-210

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House Type C	A1622 220126 PL190A	Housetype C	181-PS-2-220
House Type D	A1622 220126 PL200A	Housetype D	181-PS-2-230
House Type E	A1622 220126 PL210A	Housetype E	181-PS-2-240
House Type F	A1622 220126 PL220B	Housetype F - Detached	181-PS-2-250
		Housetype F - Semi	181-PS-2-251
House Type G	A1622 220126 PL230A	Housetype G	181-PS-2-260
House Type H	A1622 220126 PL240	Housetype H	181-PS-2-270
		Housetype H with Garage	181-PS-2-271
House Type I	A1622 220126 PL250A	Housetype I	181-PS-2-280
House Type J	A1622 220126 PL260	Housetype I with Garage	181-PS-2-281
House Type K	A1622 220126 PL270A	Housetype J	181-PS-2-290
House Type L	A1622 220126 PL280B	Housetype K - Detached	181-PS-2-300
-	-	Housetype K - Semi	181-PS-2-301
-	-	Housetype L - Detached	181-PS-2-310
-	-	Housetype L - Semi	181-PS-2-311
House Type M	A1622 220126 PL185	Housetype M	181-PS-2-320
-	-	Housetype N - Detached	181-PS-2-330
-	-	Housetype N - Semi	181-PS-2-331
-	-	Housetype O	181-PS-2-340
-	-	Housetype P	181-PS-2-350
-	-	Garages	181-PS-2-400
-	-	Substation	181-PS-2-410
-	-	Bin & Bike Store	181-PS-2-420
Street Scenes (Plots 16-21)	A1622 220126 PL290A	Street Scene 1 (Plots 17-23)	181-PS-2-500
Street Scenes (Plots 1, 8, 9 & 10)	A1622 220126 PL300A	Street Scene 2 (Plots 38-47)	181-PS-2-501
Street Scenes (Plots 7, 6, 5, 4, 3, 2 & 25, 24, 31, 32)	A1622 220126 PL305A	Street Scene 3 (Plots 1,8-10)	181-PS-2-502
Street Scenes (Plots 11-15 & 44-47)	A1622 220126 PL295A	Street Scenes 4 (Plots 2-7) & Street Scene 5 (Plots 26-29, 34/35)	181-PS-2-503
Section AA	A1622 220126 PL310A	Site Section AA	181-PS-2-510
Section BB	A1622 220126 PL320A	Site Section BB	181-PS-2-511

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Section CC	A1622 220126 PL330A	Site Section CC	181-PS-2-512
-	-	GIA vs Space Standards	181-PS-2-610
Proposed Access Drawing	188-TA50D	-	-
Landscape Strategy Plan	6089/ASP4/LSPM	Hard & Soft Landscape Proposals for Plots & POS	JBA 24 555 02A
			JBA 24 555 03A
			JBA 24 555 04A
			JBA 24 555 05A
			JBA 24 555 06A
			JBA 24 555 07A
			JBA 24 555 08A
			JBA 24 555 09A
			JBA 24 555 10A
			JBA 24 555 11A
		Landscape Overview Plan	JBA 24 555 12A
			JBA 24 555 13A
			JBA 24 555 14
Infiltration Basin – Cross Sectional	188-FRA 107	-	-

Schedule of Information to Satisfy Planning Conditions

Condition No.	Requirement	Drawing/ Document Ref.
5	Prior to commencement full details of soft and hard landscaping will be submitted to and approved in writing by the Local Planning Authority. Details will include: Soft Landscape a) Details of trees, hedgerows, habitats, ponds and other natural features it is proposed to retain or remove and details of how they will be protected during the construction phase. Such details to include the tree protection measures in accordance with BS5837:2012. b) Full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass establishment, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted and the proposed time of planting. The planting plan shall use botanic names to avoid misinterpretation. The plans should include a full schedule of plants; c) 1:100 plans (or at a scale otherwise agreed) with cross-sections of mounding, ponds, ditches and swales and proposed treatment of the edges and perimeters of each development phase; d) The landscape treatment of roads; e) A specification for the establishment of trees within hard landscaped areas including details of space standards (distances from buildings etc.), tree pit details and details of the species, number and spacing of trees and shrubs; f) The planting and establishment of structural landscape to be provided in advance of all or specified parts of the site as appropriate; g) Full details of any proposed alterations to existing watercourses/drainage channels and details of any water features; Hard Landscape h) Full details, including cross-sections, of all bridges and culverts; i) The location and specification of minor artefacts and structures, including furniture, refuse or other storage units, signs and lighting columns/brackets; j) 1:200 plans (or at a scale otherwise agreed) including cross sections, of roads, paths and cycleways; k) Details of all hard surfacing materials (size, type and colour).	Hard & Soft Landscape Proposals for Plots & POS - Drawing No. JBA 24 555 02A Drawing No. JBA 24 555 03A Drawing No. JBA 24 555 04A Drawing No. JBA 24 555 05A Drawing No. JBA 24 555 06A Drawing No. JBA 24 555 07A Drawing No. JBA 24 555 08A Drawing No. JBA 24 555 09A Drawing No. JBA 24 555 10A Drawing No. JBA 24 555 11A Drawing No. JBA 24 555 12A Drawing No. JBA 24 555 13A Drawing No. JBA 24 555 14 Proposed Hardscaping Plans - Drawing No. 181-PS-2-120 Drawing No. 181-PS-2-121 Drawing No. 181-PS-2-122 Drawing No. 181-PS-2-123 Proposed Sections - Drawing No. 181-PS-2-124 Arboricultural Impact Assessment, June 2025 – Aspect Arboriculture
6	a) No development approved by this permission shall be commenced until a Site Investigation (Phase II environmental risk assessment) report has been submitted to and approved by the Local Planning Authority which includes: (i) A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and;	Phase II Ground Investigation Report, September 2023 - JPP

Schedule of Information to Satisfy Planning Conditions

	(ii) The results from the application of an appropriate risk assessment methodology. b) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report; if required as a result of (a), above; has been submitted to and approved by the Local Planning Authority. c) This site shall not be occupied, or brought into use, until: (i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (b) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme. (ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority. d) Any contamination, other than that reported by virtue of condition (a), encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by the Local Planning Authority and subsequently fully implemented prior to the occupation of this site.	
7	Development shall not commence until a biodiversity net gain management plan (BNGMP) has been submitted to, and approved in writing by, the local planning authority. The content of the BNGMP shall ensure the delivery of the agreed number of habitat and hedgerow units as a minimum (+0.47 habitat units, +0.64 hedgerow units) to achieve a net gain in biodiversity and include the following. a) Description and evaluation of habitat parcels to be managed, cross referenced to individual lines in the metric. b) Maps of all habitat parcels, cross referenced to corresponding lines in the metric. c) Appropriate management options for achieving target condition for habitats as described in the approved metric. d) Preparation of an annual work schedule for each habitat parcel (including a 30 year work plan capable of being rolled forward in perpetuity). e) Details of the body or organisation responsible for implementation of the plan. f) Details of species selected to achieve target habitat conditions as identified in approved metric, definitively stated and marked on plans. g) Ongoing monitoring plan and remedial measures to ensure habitat condition targets are met. h) Reporting plan and schedule for informing LPA of condition of habitat parcels for 30 years.	Biodiversity Net Gain – Landscape and Ecological Management and Maintenance Plan (July 2025) – James Blake Associates

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	The BNGMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the BNGMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.	
8	No development 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 and retained as such thereafter.	Biodiversity Net Gain – Landscape and Ecological Management and Maintenance Plan (July 2025) – James Blake Associates Hard & Soft Landscape Proposals for Plots & POS - Drawing No.s JBA 24 555 02A, 03A, 04A, 05A, 06A, 07A, 08A, 09A, 10A, 11A, 12A, 13A &14.
9	No development apart from enabling and associated works shall take place until details of a scheme for the provision of fire hydrants to serve the relevant phases of the development has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. The provision and installation of fire hydrants, at no cost to the County or Fire & Rescue Service.	Drawing No. 181-PS-2-130 – Proposed Hydrant Locations
11	Development shall not commence until details and a method statement for interim and temporary drainage measures during the demolition and construction phases have been submitted to and approved in writing by the Local Planning Authority. This information shall provide full details of who will be responsible for maintaining such temporary systems and demonstrate how the site will be drained to ensure there is no increase in the off-site flows, nor any pollution, debris and sediment to any receiving watercourse or sewer system. Where temporary discharges to a sewer are proposed, written confirmation from the sewer owner that these have been accepted shall be provided. The site works and construction phase shall thereafter be carried out in accordance with the approved method statement unless alternative measures have been subsequently approved by the Planning Authority.	Drawing No. 181-PS-2-140 – Temporary Run-Off Plan
13	No development shall commence until a Construction phasing and environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan: For the purposes	Construction Phasing and Environmental Management Plan (July 2025) - Hill

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	of both the Highway Authority and Environmental Health, the Plan will include: i. hours of construction operations including times of deliveries and removal of waste and to avoid school pick up/drop off times; ii. site set up and general arrangements for storing plant including cranes, materials, machinery and equipment, temporary offices and other facilities, construction vehicle parking and loading/unloading and vehicle turning areas; iii. the location of construction traffic routes to and from the site, details of their signing, number and type of construction vehicles, monitoring and enforcement measures; iv. where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements; v. siting and details of wheel washing facilities for construction vehicles leaving the site; vi. end of day tidying procedures to ensure protection of the site outside the hours of construction, including cleaning of site entrances, site tracks and the adjacent public highway. The construction activities shall be designed and undertaken in accordance with the code of best practice set out in British Standard 5228 1997 and with the agreed details unless otherwise agreed in writing by the Local Planning Authority; vii. Details of the construction site liaison contact for the use of local residents if required The Plan for purposes of Environmental Health shall include the following elements: a. measures to minimise dust, noise, machinery and traffic noise impacts during construction; b. screening and hoarding details, to protect neighbouring residents; c. storage and removal of building waste for disposal or recycling; d. The Plan for the purposes of Highway Authority shall also include details of: e. Access arrangements to the site; f. Traffic management requirements g. Post construction restoration/reinstatement of the working areas and temporary access to the public highway; h. Impacts to the public rights of way and diversions if required.	
18	No development shall take place until a Site Waste Management Plan (SWMP) for the site has been submitted to the Local Planning Authority and approved in consultation with the Waste Planning Authority. The SWMP should aim to reduce the amount of waste being produced on site and should contain information including estimated and actual types and	Site Waste Management Plan (July 2025) - Hill

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	amounts of waste removed from the site and where that waste is being taken to. The development shall be carried out in accordance with the approved SWMP.	
21	Prior to or concurrent with the first reserved matters submitted in each phase identified in Condition 6 a detailed Open Space Management and Maintenance Scheme for the management and maintenance of all areas of open space (to include parks, greenways, allotments, play areas, informal open space, semi- natural green space, public squares) shall be submitted to and agreed in writing by the Local Planning Authority and implemented in accordance with an agreed timetable and phasing strategy approved under condition 6. Details to be submitted shall include: a) Management organisation; b) Details of landscape management and maintenance plans; c) Details of planting, grass cutting, weeding and pruning; d) Management of sustainable urban drainage features; e) Inspection, repair and maintenance of all hard landscaping and structures; f) Management, monitoring and operational restrictions; and g) Maintenance and planting replacement programme for the establishment period of landscaping. The open spaces provided shall be retained for their intended purpose and in accordance with the approved management plan unless otherwise agreed in writing by the local planning authority.	Biodiversity Net Gain – Landscape and Ecological Management and Maintenance Plan (July 2025) – James Blake Associates
22	Details and/or samples of materials to be used on all external elevations and the roof of the development permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.	Drawing No. 181-PS-2-103 - Proposed Materials Plan Design & Access Statement (July 2025) - Hill
25	Prior to commencement a site-wide sustainability strategy shall be submitted to the Local Planning Authority for approval addressing renewable energy, reducing carbon emissions and water conservation.	Sustainability & Carbon Statement, June 2025 – Sol Environment
26	Before the occupation of any of the dwellings hereby permitted, facilities for two cycle parking spaces shall be shown on a plan. Details shall be approved in writing by the Local Planning Authority prior to commencement and the approved details shall be implemented on site and shall thereafter be kept available for the parking of bicycles.	Drawing No. 181-PS-2-102 – Parking Plan
27	Details shall be submitted for the route and surfacing of two footpath links from the site to Bridleway 004 and Crow Furlong as shown on the approved plans. Details shall be approved in writing by the Local	Proposed Hardscaping Plans - Drawing No. 181-PS-2-120 Drawing No. 181-PS-2-122

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	Planning Authority prior to commencement and the approved details shall be implemented on site.	
28	Prior to the commencement of the development hereby approved, a scheme of sensitively designed lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall include and consider temporary construction lighting as well as more permanent lighting associated with the development hereby approved. Light-spill (including from temporary construction lighting) onto retained and newly created habitat, in particular the retained woodland habitat forming the south of the site, should be minimised in accordance with good practice guidance, as set out in footnote 15 of the approved Updated Ecological Report by Aspect Ecology referenced 1005083 UEcoAp vf12 CL dated 15/11/2022. The sensitively designed lighting strategy shall consider the following key factors: ▪ Light exclusion zones ▪ Variable Lighting Regimes ▪ Light barriers ▪ Spacing and height of lighting units ▪ Light intensity ▪ Directionality	Lighting Strategy (July 2025) – DW Windsor