

Hertfordshire LEADS (Ecology)
Farnham House
Six Hills Way,
Stevenage
SG1 2F



PO: Naomi Reynard
District: North Hertfordshire District
Council, Development &
Conservation
planning.control@north-herts.gov.uk

ecology@hertfordshire.gov.uk

30/10/2025

Application

Details reserved by Condition 27 (Swift boxes and bat bricks) of planning permission reference 22/02628/FP granted on 17.03.2025.
25/01902/DOC Land At 1-36 Freemans Close
Hitchin Hertfordshire SG5 2PA 25-01902-DOC
Rsp1 SR

Documents:

- Integrated Swift and Bat Box Location Plan, M10290- HUN- A- 40-1013, revision P2.

Summary of Advice:

Condition 27 can only be partially discharged at this time.

The planning officer should:

1. Re-consult the Ecology Service (LEADS) when a scheme of external lighting has been submitted (Condition 11).

Comments and recommended:

Condition 27. *Development shall not proceed until a plan for integrating 25 swift boxes and 25 bat bricks into the brickwork of the development has been submitted and approved by the Local Planning Authority. The devices shall be installed (as per the approved plan) prior to the first occupation and retained thereafter. Unless otherwise agreed in writing by the Local Planning Authority.*
Reason: *To conserve and enhance biodiversity in accordance with NPPF*

The submitted plan includes the location of 25 integrated **swift boxes by Vivara PRO** or similar and 25 integrated bat boxes by Vivara PRO or similar.

The location of the bat boxes needs to be located away from any lighting. I note that external lighting design is being controlled through Condition 11, as yet undelivered. Consequently, I advise that the requirements listed by Condition 27 for swifts can be discharged and that the submitted Integrated Swift and Bat Box Location Plan is

Hertfordshire LEADS provides Landscape, Ecology, Archaeology, Design and Sustainability support to planning departments in Hertfordshire.

suitable to be used as the reference document to discharge the onward actions of the Condition for this species.

In relation to bats, **I advise that the condition is not discharged** until an opportunity has been provided to compare the bat box locations with the lighting plan.

Consequently, I advise **partial discharged at this stage**.

I trust these comments are of assistance and kind regards.

Simon Richards

Senior Ecologists, Hertfordshire LEADS