

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



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

ecology@hertfordshire.gov.uk

03/06/2026

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:

- Drawings Location Plan – Rev D (24.03.26)
- Detailed Hard and Soft Landscape Proposals

Consultancy:

James Blake Associates

Summary of Advice:

Condition 8 can only be partially discharged.
The planning officer should:

1. Request further information from the applicant and re-consult the Ecology Service (LEADS) when it is furnished

Location of only 19 bat boxes are shown on the submitted plans – 20 bat boxes required.

Comments and recommended Conditions and Informatives:

The applicant has provided documents 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.”

The submitted ‘Detailed Hard and Soft Landscape Proposals’ plans show the location of the Swift bricks and bat boxes to be installed and state the intended model in the plan Key. However, whilst 20 swift bricks are shown on the location plan, only 19 bat

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boxes are shown whereas 20 is required by the condition. As such, I cannot advise that condition 8 can be fully discharged until clarification is provided regarding the location of all 20 bat boxes.

I would also note that best practice guidance should be followed where possible to inform the position of the Swift bricks and bat boxes. For example, 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), whereas in the proposed plans, several Swift bricks appear to be positioned on South-facing walls and several bat boxes on North-facing walls. Furthermore, Swift bricks should ideally be placed as close to the underneath of the eaves as possible, whereas the intended height of the bricks have not been shown on the submitted plans. Adjusting the proposed locations of the bat boxes and Swift bricks to better align with best practice guidance would maximise the benefit provided for these species.

I trust these comments are of assistance and kind regards.

Isabelle Hasell

Assistant Ecology Advisor, Hertfordshire LEADS