

Miss Libby Green
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Our Ref: 26/02073/DOC

Contact: Saffron Loasby
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Date: 15 September 2026

Dear Sir/Madam

Details of Condition 26: Details reserved by condition 26 (Lighting) of planning permission reference no 20/02412/FP granted 17.07.2025.

Land Between 53 And 81 And Land Rear Of 7-53, Waterdell Lane, St Ippolyts, Hertfordshire,

Please quote the following reference: 26/02073/DOC on all correspondence.

I refer to your application received on **7 August 2026**, which seeks approval of the external lighting for the above site pursuant to condition 26 of the planning permission reference number **20/02412/FP**.

The Council's Ecology officer response reads as follows:

Condition 26 requires the submitted lighting scheme to be designed to minimise the potential effects of external lighting on the ecology and biodiversity of the site and its surroundings. The condition therefore requires consideration of ecological receptors in addition to public safety and residential amenity.

Hertfordshire Ecology's previous consultation response identified retained woodland, hedgerows and trees as important habitat features for commuting and foraging bats and concluded that avoidance of disruptive lighting to these features was critical to the proposed mitigation strategy. The previous advice specifically stated that lighting mitigation should be applied where roads occur adjacent to retained boundary habitats.

Whilst the submitted lighting strategy, lighting calculations and technical specifications demonstrate compliance with engineering and highway lighting requirements, the submitted information appears to have been prepared as a lighting engineering assessment and does not include any ecological assessment of the lighting scheme or any evidence that the design has been reviewed by a suitably qualified ecologist. No reference is made to bats, bat commuting routes, bat foraging habitat, ecological survey findings, dark corridor provision, light-sensitive species, or relevant ecological lighting guidance such as ILP Guidance Note 08: Bats and Artificial Lighting at Night.

Consequently, we are unable to conclude that the submitted lighting scheme has been designed to minimise impacts on biodiversity as required by Condition 26. We therefore recommend that the applicant provides either:

- 1. A review of the lighting scheme by the project's ecologist; or*
- 2. A supporting ecological lighting statement prepared by a suitably qualified ecologist.*

The submission should demonstrate how the lighting design has taken account of the ecological surveys previously undertaken for the site and should confirm that retained habitats used by bats and other light-sensitive species will not be adversely affected by the proposed lighting arrangement. Particular regard should be given to retained hedgerows, trees and woodland habitats identified as bat commuting and foraging features within the approved ecological information.

Pending receipt of this information, Hertfordshire Ecology advises that insufficient information has been submitted to demonstrate that the lighting scheme has been designed to minimise impacts on ecology and biodiversity in accordance with the requirements of Condition 26. Consequently, we object to the discharge of Condition 26 at this time.

Following consultation with the Ecology officer, I can confirm that the details submitted to discharge the above condition is insufficient. Therefore condition 26 cannot be discharged.

Yours faithfully



Shaun Greaves
Development and Conservation Manager

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