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Contact: Fenella Stacey
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Date: 06 December 2024

Dear Anne,

Application: Details reserved by condition 16 (Details of ecology scheme) of planning permission reference 24/01031/S73 granted 10.09.2024

Address: Land At Turnpike Lane And Adjacent To 4 Manor Close Turnpike Lane
Ickleford Hertfordshire

Application No: [24/02669/DOC](#)

ECOLOGICAL IMPLICATIONS

Thank you for consulting this office on the above application.

Overall Recommendation:

- ☒ Further information and/or amendments required before
Condition No 16 can be Discharged

Condition.16

Prior to the commencement of development the details of an ecology scheme are to be submitted to and approved in writing by the LPA and the agreed measures are to be implemented on site prior to the first occupation. The measure are to include:

- the provision of bird bricks / boxes;
- the provision of bat tubes / boxes;
- insect and bee bricks / habitats;

- the creation of a 'hedgehog highway' across the site;
- LED down lights not focused at any trees

Reason: To protect bio-diversity on the site in accordance with LP Policy NE4

Supporting documents:

I have made use of the following documents in providing this advice:

- Ecological Enhancement Scheme – ACD Environmental (29/10/2024)

Comments:

Detail has been provided of an ecologically sympathetic scheme to be incorporated into the proposal. I find adequate information to have been provided of the placement, type, and number of each physical enhancement feature to be integrated into the design scheme, as well as the hedgehog highway to be created. There are no objections or constraints associated with these details. I find all sub-requirements of the condition to be sufficed, except for the requirement for 'LED down lights not focused at any trees'.

Whilst reasonable lighting descriptions/ advice for the proposal have been given within the report, there is no specific detail given to demonstrate that the lighting will not be focused on any trees or surrounding vegetation and conform to these descriptions. As there are no formal lighting proposals associated with this development, we advise the following should be provided:

- designs for the lamps to be used showing how they will be erected close to the horizontal plane to avoid light spill and glare.
- proposed light levels.
- details of cowling proposed.
- the location of any proposed lighting.
- the height of any lighting.
- the numbers of lights to be provided.
- proposed hours of use of how they will be controlled.

We consider this would be the basic information needed to satisfy this part of the condition – reasonably interpreted as such – given it is an urban fringe location, next to existing woodland and currently open countryside to the south-west. Without this information, it is not possible to assess whether any lighting will be adequately designed, sufficient to avoid generating increased impacts on bats or other wildlife or be capable of being monitored subsequently for compliance. This is the purpose of this part of Condition 16 which seeks to limit ecological impacts locally.

Consequently, it is advised that until further information is submitted in respect to lighting, Condition 16 should remain undischarged.

I trust these comments are of assistance,

Regards,

Fenella Stacey

Assistant Ecology Advisor, Hertfordshire LEADS

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