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Contact: Bernie Fleming
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Date: 18 March 2025

Dear Andrew,

[25/00484/DOC](#)

Details reserved by condition 20 (Bird and Bat Boxes) of planning permission reference no 19/01669/FP granted 11.02.2025.

Land on the South West Side of Stevenage Road, St Ippolyts, Hertfordshire

ECOLOGICAL IMPLICATIONS

Overall Recommendation

- ☒ Further information and/or amendments required before application can be determined.

Summary of Advice

- Further information on the location of the bird and boxes is requested, and
- The type of bird box should be changed

Supporting documents

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

- 'Bird and Bat Boxes (unauthored and undated) but uploaded to portal on 19 February 2025

Comments

Thank you for your letter of 24 February 2025 which refers, and for consulting Herts LEADS (Ecology).

See Appendix 1 for the wording of Condition 20.

The applicant has submitted brief details of the type of boxes to be used. Whilst these are widely used, the type of box and the location of where these are to be installed is key to their success. Currently, inadequate information is provided that would ensure both factors are addressed.

One of the reasons for this is that the most recent edition of the NPPF (Dec 2024) now specifically refers to the provision of features for priority or threatened species. I therefore consider it necessary for the discharge of this condition to be provided with sufficient details to demonstrate a reasonable likelihood of success.

In brief, bat boxes should be installed on south-facing (ie south-west to south-east) walls high up towards or just underneath the eaves. In contrast, bird boxes should be installed on north-facing (ie north to north-east) elevations though again these should be installed high up towards the eaves.

In both cases, locations should avoid upstairs windows and external lights, and ground floor doors to avoid droppings and to reduce disturbance to these species during the breeding season.

To make this task as simple as possible **I recommend elevations of the proposed dwellings should be amended to show the proposed locations.** If this would affect already consented designs then an indicative drawing showing the same would be acceptable.

I also recommend that 'swift boxes' (which can be used by a range of species) **are installed instead of sparrow terraces** and, where possible, should be clustered together. They are available from the same supplier as that proposed.

Yours sincerely,

Bernie Fleming

Ecology Advisor

Hertfordshire LEADS

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

Appendix 1

Condition 20

No above ground development shall commence until details of 2 integrated bird boxes per dwelling and 2 integrated bat boxes per dwelling have been submitted and approved by the LPA. These devices shall be fully installed prior to occupation and retained as such thereafter.

Reason: To enhance biodiversity in accordance with the NPPF and the North Hertfordshire Local Plan Policy NE4.