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10/09/2026

Application

[20/02073/DOC](#)

Land Between 53 and 81 and Land Read or 7-53 Waterdell Lane, St Ippolyts, Hertfordshire

Details as required by Condition 26 (Lighting) attached to planning permission reference 20/0212/FP granted 17.07.2025

[20/0212/FP – Erection of 52 dwellings including open space, landscaping, local area for play and associated highway works (as amended by plans received 09/03/23 and 30/08/23)]

Documents;

- Decision Notice (20/0412/FP). 17 July 2025
- Proposed Lighting Equipment Schedule R1. MMA Lighting Consultancy. 6 July 2026.
- Outdoor Lighting Report Rev1. MMA Lighting Consultancy. 6 June 2026.
- Proposed Lighting Risk Assessment. MMA Lighting Consultancy. 6 July 2026.

Summary of Advice:

Insufficient information to discharge Condition 26.

The planning officer should:

1. Request further information regarding the Lighting Design Scheme (Condition 26) from the applicant and re-consult the Ecology Service (LEADS) when it is furnished.

Condition 26:

Lighting

No dwelling hereby permitted shall be occupied until a scheme of external lighting has been submitted to and been approved in writing by the Local Planning Authority. The scheme shall be designed to ensure public safety and to minimise the potential effects upon the ecology of the site and its surroundings. The scheme shall include details of external lighting of the Public footpath. The strategy shall be designed to minimise the potential adverse effects of external lighting on the amenity and biodiversity of the site and its immediate surroundings. The scheme shall be implemented as approved and in accordance with an agreed programme/strategy, and the arrangements shall be maintained and retained thereafter. Reason: In the interests of biodiversity and local amenity. To comply with Policies D1 and NE4 of the Local Plan.

Comments:

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

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

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.

We trust these comments are of assistance.

Kind regards.

Alice Desborough

Ecology Advisor

Hertfordshire LEADS