

Hertfordshire LEADS (Ecology)
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04/09/2026

Application:

[25/01902/DOC](#)

Details reserved by Condition 27 (Swift boxes and bat bricks) of planning permission reference 22/02628/FP granted on 17.03.2025.

Land At 1-36 Freemans Close Hitchin
Hertfordshire SG5 2PA

Documents:

- Revised Swift and Bat Box Location Plan (August 2026)
- Proposed Lighting Design Document (March 2025)
- Proposed Street Lighting Design (March 2025)

Consultancy:

N/A

Summary of Advice:

Condition 27 Can Be Fully Discharged.

Amended Bat and Swift boxes proposed location plan is acceptable.

Comments:

The Hertfordshire LEADS Ecology team previously responded to this application stating that the submitted information was insufficient to discharge the condition, as the proposed position of the bat boxes in comparison to the proposed new lighting columns indicated that it would be likely that a number of bat boxes would experience levels of illumination above those typically considered acceptable for roosting bats, and information had not been provided that sufficiently demonstrated light levels at the proposed bat box locations. Our previous response advised that, prior to determination, the proposed layout of the bat boxes should be revised as necessary, and the applicant should provide "(e)vidence of predicted light levels at all bat box locations (demonstrating levels are suitably low, typically ≤ 1 lux)". Information on the predicted light levels at all bat box locations has still not been provided, meaning that the light levels at the proposed bat box locations can only be estimated from the current submitted lighting schedule. The applicant has however submitted an updated plan showing newly proposed locations of the bat boxes. These new positions do appear to be more favourable, having been moved to the South-West facing walls of the new dwellings located further from the lighting columns, which may be the darkest possible location on-site for them, and the submitted lighting schemes indicates that

light spill onto the newly proposed bat box locations would be ≤ 1 lux. The updated plan also shows a sufficient number of bat and swift boxes to discharge the condition. As such, I would consider this to be acceptable, and advise that Condition 27 can be discharged accordingly. However, I would note that it would be of greater benefit to bats if the colour temperature of the proposed lighting is limited to 2700K or less, rather than the 4000K lighting currently proposed.

I trust these comments are of assistance and kind regards.

Isabelle Hasell

Assistant Ecology Advisor, Hertfordshire LEADS