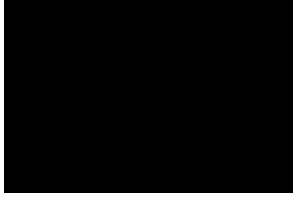


**PLANNING COMMENT FOR APPLICATION REF: 5/2024/1530**

Graham Knight



This development is suitable for the inclusion of integrated Swift bricks within the walls of the new development

The ecology report only proposes tree mounted boxes for common species of birds. It ought instead to be recommending biodiversity enhancements for species on the red list of conservation concern.

Swift bricks are universal nest bricks as they conform to BS42021, and in doing so provide nest cavities for a variety of birds, including red-listed Swift, House Martin, House Sparrow and Starling.

Swift bricks are maintenance free and last the lifetime of the building.

The draft St Albans Local Plan contains a specific policy on this issue: NEB7 - Biodiversity Provision in the Design of New Buildings and Open Spaces. "The Council requires that: c) i) All new housing developments provide at least one swift brick per dwelling, on average for the development, installed in groups in optimal locations."

Whilst not yet in force, it is submitted that this policy should be given at least some weight when the decision is made.

Please consider securing Swift bricks by way of a condition, the wording of which has been previously used by the LPA:

"No development shall take place until written details are approved by the LPA of the model and location of 5 integrated Swift bricks, to be fully installed prior to occupation and retained thereafter", in accordance with the NPPF