

Condition 14 of APP/23/00377

Prior to the occupation of the development hereby approved details of 2 Swift Boxes and their location on the building shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented within 3 months of such approval.

The delivery of biodiversity enhancement on development sites is promoted by the National Planning Policy Framework (NPPF) and Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006. Where opportunities exist it is best practice to provide enhancement features which encourage greater biodiversity within development sites in accordance with the NPPF and Local Planning Authority's responsibilities under the NERC Act.

Swift boxes should be positioned at least 5m above ground level, in a covered location such as below overhanging eaves, and in a northerly direction to protect from the glare of the sun. The boxes should not be accessible to predators via tree branches, telephone wires etc. The image below shows the RSPB Swift Nesting Box, which is the design we recommend is used. Please refer to Drawing 20058-515 for the suggested location of the boxes.

