

## **Housing Supervisory Board**

**18<sup>th</sup> September 2025**

### **Public Questions**

Andrew Sceats

Considering the loss of countryside and habitats caused by new house building, will the Cornovii Developments Ltd company which is council- owned agree to incorporate a 'swift brick' in all its new units. These 'bricks' can match any brick or stone finish and can be made to match any brick or stone size; they are also very cost effective.

If CDL is unwilling to do this, it will indicate that it is restrictive in its aims of helping wildlife and the natural environment which I would imagine therefore contradicts a policy of the Shropshire Council.

Response from the Chairman, Cllr Rosemary Dartnall

Many thanks for your query regarding the provision of swift boxes within our developments.

Planning policies MD12, CS17 and Section 175 of the NPPF (National Planning Policy Framework), provides mandatory guidance to developers for the provision of nesting boxes of varying types for use by Starlings, Sparrows, House Martins, Swallows and other small birds, including Swifts. Bird boxes are a mandatory requirement for all new build housing, the numbers, and locations of which are governed by planning conditions. Cornovii Ltd are guided by an ecologist and Shropshire Council. This approach ensures that they align with the credit system associated with Biodiversity Net Gain (BNG).

To date, Cornovii has provided the following within its completed developments –

Frith Close, Monkmoor – 10 artificial nests, either integrated or external, suitable for Swifts, Sparrows, Starlings, House Martins, Swallows and other small birds.

Bridgwater Street, Ellesmere – 10 artificial nests, either integrated or external, suitable for Swifts, Sparrows, Starlings, House Martins, Swallows and other small birds.

Ifton Green, St. Martins – 10 artificial nests including 3 Swift boxes, 2 House Martin boxes, 2 Wren boxes, 1 generic small bird box, 1 generic predator protected bird box. In addition, Cornovii also provided a bat loft to provide a roosting habitat within the site's public open space.

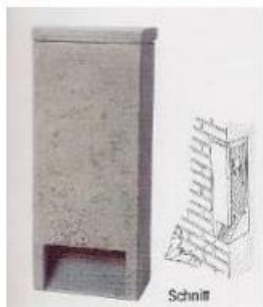
Glebe Road, Bayston Hill – 8 brick house bird boxes

London Road, Phase 1 – 17 brick house bird boxes

Proposed development at Shrewsbury Road, Oswestry – 30 (minimum) artificial nests of either integrated or external box type suitable for starlings, sparrows, house martins, swallows and other small birds. To be discharged by a detailed planning consent and pre-occupation condition.

I attach below an extract from the ecological report from one of our sites, which illustrates the recommended specifications for bird and bat nesting boxes utilised within our developments.

#### Appendix 5: Bat Boxes and Bat Brick Specifications to Provide Bat Habitat on Buildings



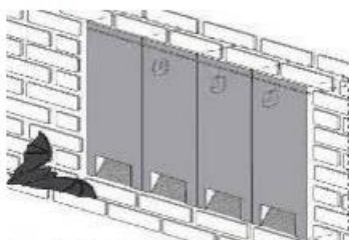
Schwegler 1FR can be installed within brick masonry just leaving the entrance and can be rendered over.



Ibstock Enclosed Bat Box B is designed specifically for the pipistrelle bat.



Schwegler W1 integral Summer & Winter Bat Box.



Schwegler 2FR Bat Tube is the same design as the 1FR but with holes in the sides. Multiple tubes to be placed next to each other to form a much larger roost.



Schwegler 27 wall can be installed within brick masonry. It can be rendered over.



Schwegler 1FQ wall-mounted bat box.



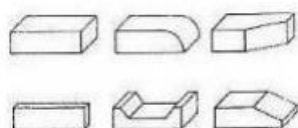
Schwegler 1FE Bat Access Panel can be surface-mounted or integrated. The open back enables bats access through exterior walls.



Ibstock Bat Box with Engraved Motif C is designed specifically for the pipistrelle bat and is available in all brick colours.



Ibstock Free Access Bat Box allows bats to access the cavity wall of the building.



Modified bricks for creating bat access points. A standard brick is shown top left. Purpose made bat bricks can also be used.



Norfolk Bat Brick allows bats to access the cavity wall of the building. The slits are the perfect size for Natterer's bat, Daubenton's bat, Brandt's bat and Brown long-eared.



Marshall's Bat Access Brick (Also available in stone) allows bats access into the cavity wall of the building.

John Palmer

Shropshire Council's communications team has, typically, been brilliantly and comprehensively updating the public on the on-track awesome successes of Cornovii Developments Limited's housebuilding programme. How would private limited company CDL's Business Plan be affected by Shropshire Council declaring a Section 114 Notice and the subsequent actions of Government commissioners?

Response from the Chairman, Cllr Rosemary Dartnall

Shropshire Council's communications team has indeed done an excellent job in keeping the public informed about the progress of Cornovii Developments Limited (CDL), the Council's wholly owned local housing company. CDL's housebuilding programme continues to deliver strong progress and public benefit, with a Business Plan that reflects a robust pipeline of developments designed to meet unmet housing need across the county.

Shropshire Council has not issued a Section 114 Notice, we are still committed to ensuring CDL Business Plan is resilient and aligned with any future developments. Should circumstances change, the Council will work with CDL and relevant stakeholders to assess and respond appropriately.