



Biodiversity Enhancement Scheme

Site: 62 Broadwood Avenue, Ruislip, HA4 7XR

Report number: BWE\_BES\_62HA4

Commissioned by Paul Reynolds

6<sup>th</sup> October 2025

Bee.Wise.Eco Ecologist Contact Details:  
Rita Smoldareva MSc  
Email: [rita@beewise.eco](mailto:rita@beewise.eco)  
[www.beewise.eco](http://www.beewise.eco)



## 1. Introduction

This Biodiversity Enhancement Strategy (BES) has been prepared to support the planning application for the proposed demolition and redevelopment of the existing residential property at 62 Broadwood Avenue, Ruislip, HA4 7XR. The site lies within a suburban residential area in the London Borough of Hillingdon and is located adjacent to designated ecological assets, including Ruislip Woods Site of Special Scientific Interest (SSSI) and National Nature Reserve (NNR) to the north.

The proposed development involves the demolition of the existing dwelling and the construction of a new detached 3-bedroom residential property, along with associated landscaping, access, and amenity features.

This strategy outlines recommended biodiversity enhancements that align with local and national planning policy, including:

- The London Plan (2021) Policy G6: Biodiversity and Access to Nature,
- Hillingdon Local Plan Policy DMEI 7, and
- National requirements under the Environment Act 2021 relating to Biodiversity Net Gain (BNG).

Although the site qualifies for a BNG exemption due to its self-build status, this strategy has been prepared to demonstrate the applicant's commitment to delivering measurable biodiversity benefits through targeted enhancements for local wildlife, including bats, birds, hedgehogs, and pollinators.

Recommendations are based on findings from the Preliminary Ecological Appraisal and BNG Assessment (Bee.Wise.Eco Ltd, June 2025), and include the installation of integrated bird and bat boxes, hedgehog highways, native planting, and lighting design considerations. Annotated elevations showing the proposed locations of bat and swift boxes are included in Section 3 of this report.

### 1.1 Author of Report

This report has been prepared by Margarita Smoldareva, Senior Ecologist at Bee.Wise.Eco Limited. Margarita is a Qualifying Member of CIEEM and an Associate Member of both the Landscape Institute (LI) and IEMA. She has over 11 years' professional experience and holds survey licences for Great Crested Newt (Level 1, 2019–present) and Bats (Level 1, 2022–present). Her qualifications include a BSc (Hons) Landscape Management (2013), a PGDip in Landscape Ecology with GIS (2018), and an MSc in Connected Environments (UCL, 2023).



## 2. Relevant Legislation and Planning Policy

This Biodiversity Enhancement Strategy has been developed in line with relevant ecological legislation, planning policy, and best practice guidance, to ensure that the proposed development protects and enhances local biodiversity.

### 2.1 National Legislation

The following legislation is applicable to biodiversity and species protection on this site:

#### The Environment Act 2021

Introduces a mandatory requirement for most developments to achieve a minimum 10% Biodiversity Net Gain (BNG), secured for at least 30 years. Although self-build projects may be temporarily exempt, enhancements are still encouraged in line with national policy goals.

#### The Conservation of Habitats and Species Regulations 2017 (as amended)

Transposes the EU Habitats Directive into UK law. All bat species and their roosts are strictly protected under this legislation, whether or not bats are present at the time of works.

#### Wildlife and Countryside Act 1981 (as amended)

Provides protection to nesting birds, their nests and eggs, as well as species listed under Schedules 1, 5 and 9. Works must avoid the bird nesting season (March–August inclusive), unless an ecologist confirms absence of active nests.

#### The Protection of Badgers Act 1992

Offers legal protection to badgers and their setts, making it an offence to disturb, damage or destroy a sett. Natural Environment and Rural Communities (NERC) Act 2006 – Section 41  
Lists habitats and species of principal importance for the conservation of biodiversity in England. Public bodies have a duty to have regard to biodiversity in all decision-making.

### 2.2 National Planning Policy

#### National Planning Policy Framework (NPPF) (2023)

Paragraph 180 requires planning decisions to minimise impacts on biodiversity, enhance habitats, and provide measurable net gains where possible. Developments should also follow the mitigation hierarchy: avoid, minimise, restore, and compensate.

### 2.3 Regional and Local Policy

#### The London Plan (2021) – Policy G6: Biodiversity and Access to Nature

Requires development proposals to manage impacts on biodiversity and secure net biodiversity gain wherever possible. Proposals should support ecological resilience and connectivity.

#### Hillingdon Local Plan – Policy DME1 7: Biodiversity Protection and Enhancement

Development proposals must demonstrate how biodiversity will be protected and enhanced, particularly where development is located near designated nature conservation sites such as Ruislip Woods SSSI and NNR, which adjoin the site to the north.

### 2.4 Best Practice Guidance

BS 42020:2013 – Biodiversity – Code of practice for planning and development

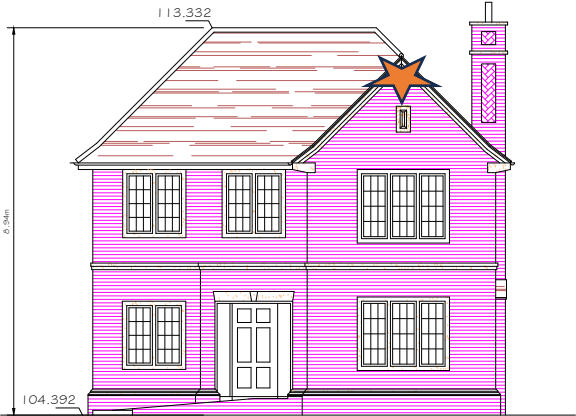
CIEEM Guidelines for Preliminary Ecological Appraisal (2017)

Bat Conservation Trust (2023) – *Bat Surveys for Professional Ecologists: Good Practice Guidelines*, 4th Edition

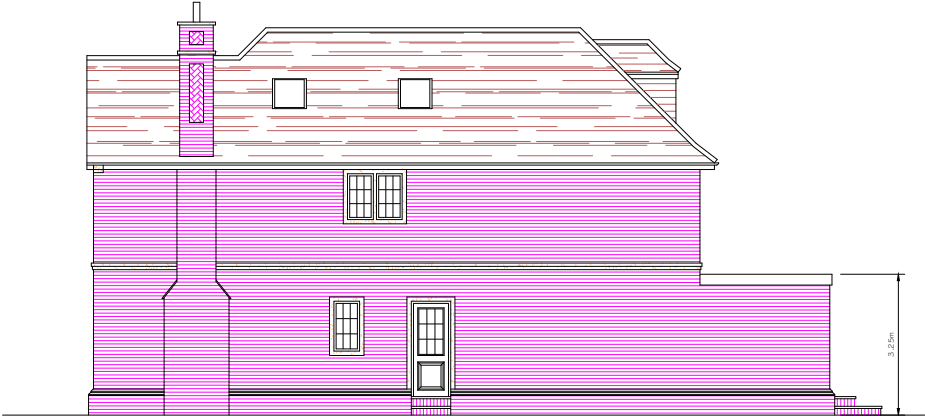
ILP/BCT Guidance Note 08/23 – *Bats and Artificial Lighting at Night*

These guidelines have informed the proposed enhancements and installation locations for faunal boxes, lighting, and habitat features.

### 3. Proposed Enhancements



FRONT ELEVATION (SOUTH EAST)



SIDE ELEVATION (SOUTH WEST)

HANDMADE BROWN CLAY PLAIN TILES  
BONNET TILES TO HIPS

HANDMADE WELHAM ANTIQUE BRICKS

WHITE WINDOWS & DOORS

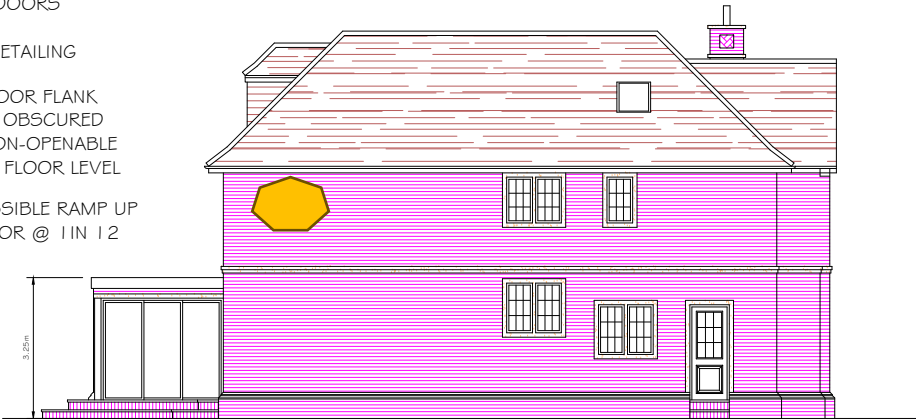
PORTLAND STONE DETAILING

FIRST & SECOND FLOOR FLANK  
WINDOWS TO HAVE OBSCURED  
GLAZING & TO BE NON-OPENABLE  
UP TO 1.8m ABOVE FLOOR LEVEL

WHEELCHAIR ACCESSIBLE RAMP UP  
TO MAIN FRONT DOOR @ 1 IN 12  
GRADIENT





REAR ELEVATION (NORTH WEST)



SIDE ELEVATION (NORTH EAST)



Feature	Details
<p>2x Beaumaris WoodStone Bat Box Maxi (or equivalent)</p> <p>Key:</p>  <p>Suitable for crevice dwelling bats such as pipistrelle species and noctule bat species.</p>	<p><u>Side Elevation (North-East):</u> Both bat boxes to be installed adjacent to one another on the upper wall beneath the eaves, at a minimum height of 3 metres above ground level.</p> <p>This elevation is relatively sheltered from prevailing winds and receives morning sunlight, which provides ideal thermal conditions for bats.</p> <p>Installation Notes:</p> <ul style="list-style-type: none"> <li>○ Mount boxes at slightly different heights or with minor spacing between them (≥20 cm), to offer microhabitat variation.</li> <li>○ Avoid installation near artificial lighting or above heat-emitting vents.</li> <li>○ Secure with stainless steel screws or suitable bat-safe adhesive, ensuring boxes are unobstructed by pipework or guttering.</li> </ul> <p>Rationale: Locating both bat boxes on the North-East elevation ensures a stable microclimate, appropriate solar gain, and protection from intense afternoon sun, increasing suitability for long-term occupation by bats.</p>
<p>Additional/Alternative Bat Roosting Provision for Brown Long-eared Bats:</p> <p>Key:</p>  <p>Kent Bat Box or a large-volume multi-chambered bat box, such as:</p> <ul style="list-style-type: none"> <li>○ Schwegler 1FF or 2FN (both suited for Brown Long-eared),</li> <li>○ Habibat Bat Box 003 (integrated brick box with cavity space).</li> </ul> <p>Brown Long-eared bats prefer open, uncluttered internal roosting areas, but will sometimes use deep boxes with internal flight space.</p>	<p>Rear Elevation (North-West) — install 1x large-volume box at least 3.5–4 m above ground, in a shaded, quiet location.</p> <p>Ideally placed under eaves or in a gable apex, facing north or north-west to avoid overheating.</p> <p>Design Tips:</p> <ul style="list-style-type: none"> <li>○ Ensure no internal lighting shines into or near the box.</li> <li>○ Avoid locations exposed to regular human activity or artificial light.</li> <li>○ If possible, integrate into a gable wall or loft space during build stage.</li> </ul>





2x WoodStone® Swift Nest Box (e.g. Schwegler No. 17 or EcoSwift box)

Key:



Front Elevation (South-East) – both boxes to be installed high on the upper gable wall beneath the eaves, at a minimum of 5 metres above ground.

Positioned with a clear drop below and an unobstructed flight path (i.e. no trees or wires in front).

Orientation and Spacing:

- Swift boxes should ideally face north-east to south-east.
- Place both boxes close together (swifts are colonial nesters) with  $\geq 0.3$  m spacing.

Installation Notes:

- Boxes must be sheltered from direct sun and rain.
- Ensure no lighting is installed directly beneath the boxes.
- Avoid installation near vents or regularly opened windows.

Rationale:

Swifts return to the same nesting sites each year. Installing boxes under eaves on the South-East elevation provides warmth, shelter, and a clear approach path, replicating the conditions of traditional swift nesting crevices.



## 4 Discussion and Conclusion

This Biodiversity Enhancement Strategy has been prepared to demonstrate the ecological enhancements proposed as part of the residential redevelopment at 62 Broadwood Avenue, Ruislip, HA4 7XR. The site lies adjacent to designated ecological sites, including Ruislip Woods SSSI and NNR, and forms part of a suburban landscape where urban biodiversity support is essential.

Following the Preliminary Ecological Appraisal (Bee.Wise.Eco Ltd, 2025), targeted enhancements have been proposed to support local bat and bird populations, in line with best practice guidance and local policy requirements (London Plan Policy G6; Hillingdon Local Plan Policy DMEI 7). These enhancements are proportionate to the scale of development and provide ecological value beyond mitigation.

Specifically:

- Two Beaumaris WoodStone Bat Boxes will be installed on the Side (North-East) elevation of the new dwelling, mounted under the eaves at a height of at least 3 metres to provide sheltered roosting opportunities for crevice-dwelling bat species, particularly pipistrelles.
- As an optional enhancement for Brown Long-eared Bats, a Schwegler 1FF large-volume box may be installed on the Rear (North-West) elevation, or incorporated into a retained loft void if available.
- Two integrated Swift nest boxes will be installed on the Front (South-East) elevation, placed high under the eaves (≥5 metres), with suitable orientation and spacing to facilitate nesting by this Red List species.

All faunal boxes will be installed away from artificial lighting, in accordance with ILP/BCT GN08/23 guidelines, and maintained for the lifetime of the development.

These measures will contribute to ecological connectivity, species recovery, and compliance with national biodiversity objectives. The inclusion of targeted bat and bird box enhancements ensures the development delivers a proportionate and measurable biodiversity benefit in line with current planning policy.

## 5 References

Bat Conservation Trust (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines*, 4th Edition. Bat Conservation Trust, London.

Bat Conservation Trust & Institution of Lighting Professionals (2023). *Guidance Note 08/23: Bats and Artificial Lighting at Night*. Institution of Lighting Professionals, Rugby.

British Standards Institution (2013). *BS 42020:2013 – Biodiversity: Code of Practice for Planning and Development*. BSI Standards Ltd, London.

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Department for Environment, Food and Rural Affairs (Defra) (2024). *Biodiversity Net Gain: Planning Practice Guidance*. Defra and Natural England. Available at: <https://www.gov.uk/guidance/biodiversity-net-gain>

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London Borough of Hillingdon (2020). *Local Plan: Part 1 and Part 2 Development Management Policies*. London Borough of Hillingdon.