



Updated Bat Mitigation and Compensation Strategy
62 Broadwood Avenue, Ruislip, HA4 7XR

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Prepared for: Paul Reynolds / Minoli Design

Prepared by: Bee.Wise.Eco Ltd

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Condition: Condition 9 Updated Bat Mitigation and Compensation Strategy

[Quality Assurance](#)

This report has been prepared by Bee.Wise.Eco Ltd to support the discharge of Condition 9 attached to planning permission 22799/APP/2025/1756.

Prepared by: Rita Smoldareva MSc, Senior Ecologist / Director, Bee.Wise.Eco Ltd

Qualifications: BSc (Hons), PGDip, MSc

Professional experience: Over 11 years' ecological consultancy experience

Protected species experience: Experienced bat surveyor and Natural England Level 1 bat licence holder

[Limitations](#)

This report has been prepared using the available ecological information for the site, including the Preliminary Roost Assessment, bat emergence survey report, DNA analysis, approved planning documentation, previous ecological reporting, and post-demolition site photographs provided in May 2026.

The former dwelling had already been demolished at the time of preparation of this updated strategy. It was therefore not possible to undertake a further inspection of the original confirmed roost feature. The current assessment is based on the available historic survey data and the current post-demolition site condition visible in the photographs provided.

This report does not retrospectively regularise any breach of protected species legislation that may have occurred during demolition. Its purpose is to provide a proportionate remedial mitigation and compensation strategy for the Local Planning Authority's consideration in relation to Condition 7.



Executive Summary

The former dwelling at 62 Broadwood Avenue, Ruislip, HA4 7XR was previously confirmed as supporting a brown long-eared bat *Plecotus auritus* roost. The original Preliminary Roost Assessment recorded bat droppings within the loft void, with a concentration below the southern gable end, and concluded that the building was a confirmed bat roost.

DNA analysis of the bat droppings confirmed the species as brown long-eared bat *Plecotus auritus* with a 98.45% match.

Three nocturnal emergence surveys were undertaken by Bee.Wise.Eco Ltd between June and July 2024. These confirmed use of the former dwelling by a small number of brown long-eared bats, with up to two bats emerging from the south-eastern roof section / gap between roof tiles. The surveys also recorded common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus* and noctule *Nyctalus noctula* activity within the wider site context.

Planning permission was granted by the London Borough of Hillingdon on 16 June 2026 under planning reference 22799/APP/2025/1756 for the erection of a new single dwellinghouse, following demolition of the existing dwellinghouse, with associated parking, landscaping, bin and cycle storage.

Condition 9 requires an updated Bat Mitigation and Compensation Strategy, prepared by a suitably qualified ecologist, to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any works above damp proof course level. The condition requires the strategy to include details of the previously identified bat interest at the site, the current ecological position following demolition of the former building, any relevant post-demolition ecological findings, and full details of mitigation, compensation, lighting, monitoring and long-term management measures.

Demolition works are understood to have commenced on 2 March 2026, and the former building has now been demolished. The current post-demolition site condition comprises an active construction plot with disturbed bare ground, exposed soils, rubble, stored bricks, construction materials, plant and fencing. No parts of the former roof structure, loft void, hanging tiles, soffits or south-eastern roof section associated with the confirmed bat roost remain present.

This Updated Bat Mitigation and Compensation Strategy therefore provides a remedial, precautionary and proportionate compensation package. The strategy has been refined to provide permanent, durable bat compensation features suitable for long-term retention within the completed development. The strategy includes:

- provision of a dedicated permanent built-in bat compensation feature suitable for brown long-eared bat;
- installation of two additional bat boxes / integrated bat features to increase the availability and diversity of roosting opportunities for bats;
- reference to the wider Biodiversity Enhancement Scheme, including the bat and bird enhancement measures previously recommended for the completed development;
- bat-sensitive lighting controls, particularly along the northern boundary adjacent to Ruislip Woods;
- precautionary working methods for remaining construction works;
- ecological inspection and sign-off prior to occupation;
- post-completion monitoring; and
- long-term retention and management of all approved bat features.

The additional bat box provision will increase the range of roosting opportunities available within the completed development and provide alternative thermal and spatial conditions for bats, including crevice-dwelling species recorded within the wider site context. Together with the wider Biodiversity Enhancement Scheme measures, the proposed compensation and enhancement package will strengthen the ecological function of the completed development.

Subject to implementation, the strategy will provide replacement roosting opportunities and ensure that the completed development is managed in a bat-sensitive manner.



1. Introduction

1.1 Background

Bee.Wise.Eco Ltd has been instructed to prepare an Updated Bat Mitigation and Compensation Strategy for 62 Broadwood Avenue, Ruislip, HA4 7XR.

This strategy has been prepared to support the discharge of Condition 9 attached to planning permission 22799/APP/2025/1756, granted by the London Borough of Hillingdon on 16 June 2026. The planning permission relates to the erection of a new single dwellinghouse, following demolition of the existing dwellinghouse, with associated parking, landscaping, bin and cycle storage.

The Local Planning Authority requires an updated strategy because the former dwelling, which was previously confirmed as supporting a brown long-eared bat *Plecotus auritus* roost, has now been demolished. It is understood that the demolition works were undertaken before the bat licence process had been completed and before the previously recommended bat mitigation measures had been implemented. As a result, it is not possible to confirm whether brown long-eared bats were occupying the roost at the time of demolition.

This Updated Bat Mitigation and Compensation Strategy has therefore been prepared on a remedial and precautionary basis. It sets out the known historic bat interest at the site, the current post-demolition context, and a proportionate package of compensation, lighting, monitoring and long-term management measures to address the loss of the previously confirmed roost and to support the discharge of Condition 9.

1.2 Condition 9

Condition 9 requires the submission and approval of an updated Bat Mitigation and Compensation Strategy, prepared by a suitably qualified ecologist, prior to the commencement of any works above damp proof course level.

The condition requires the strategy to include:

- details of the previously identified bat interest at the site;
- the current ecological position following demolition of the former building;
- any relevant post-demolition ecological findings;
- full details of mitigation and compensation;
- lighting measures;
- monitoring; and
- long-term management.

The development must thereafter be carried out strictly in accordance with the approved strategy, and all approved mitigation and compensation measures must be installed prior to occupation of the development and retained thereafter.

This report has therefore been prepared to respond directly to the requirements of Condition 9 and to provide a remedial, precautionary and proportionate bat compensation strategy for the site, taking account of the confirmed historic brown long-eared bat roost and the current post-demolition site context.

For completeness, Condition 8 of the same permission also secures the recommendations, mitigation and enhancement measures set out within the previously submitted ecology reports, except where bat mitigation and compensation are superseded by the details approved pursuant to Condition 9.

1.3 Purpose of this Strategy

The purpose of this strategy is to provide a clear, proportionate and precautionary approach to address the loss of the previously confirmed bat roost and to secure suitable replacement roosting provision within the site.

The strategy has been prepared on a remedial basis, taking account of the confirmed historic use of the former dwelling by brown long-eared bat *Plecotus auritus*, the current post-demolition site context, and the requirement to provide appropriate compensation, lighting safeguards, monitoring and long-term management.

This strategy should be read alongside:

- the Preliminary Roost Assessment prepared by MMEcology, May 2024;
- the Bee.Wise.Eco bat survey report, July 2024;
- the SureScreen Scientifics DNA analysis report, July 2024;
- the Bee.Wise.Eco Preliminary Ecological Appraisal and BNG Assessment, June 2025;
- the Bee.Wise.Eco Biodiversity Enhancement Scheme, October 2025; and
- the current post-demolition site photographs provided in May 2026.

2. Site Context

2.1 Site Location

The site is located at 62 Broadwood Avenue, Ruislip, HA4 7XR, within a suburban residential setting in the London Borough of Hillingdon.

The original Preliminary Roost Assessment recorded the site at National Grid Reference TQ 09329 88363 and described it as comprising a two-storey detached dwelling within a residential area. The wider context includes residential gardens, street trees and nearby green infrastructure. The PRA also noted that Ruislip Woods SSSI and National Nature Reserve lie immediately to the north of the site, providing a significant area of semi-natural woodland habitat within the local landscape.

2.2 Surrounding Ecological Context

The site is located within a suburban residential area of Ruislip, comprising detached and semi-detached dwellings with associated private gardens, street trees, ornamental planting and small areas of connected urban green infrastructure. These habitats provide local opportunities for commuting and foraging bats, particularly along garden boundaries, tree lines and darker vegetated corridors.

The wider ecological context is of elevated value due to the proximity of Ruislip Woods SSSI and National Nature Reserve, which lies immediately to the north of the site. This designation comprises extensive ancient semi-natural woodland and associated habitats, providing a significant ecological resource within the local landscape. The woodland is likely to support a range of invertebrates and night-flying prey species, as well as commuting and foraging opportunities for bats.

The presence of this nearby woodland, together with the surrounding residential gardens and tree cover, provides suitable habitat connectivity for bats within the local area. This context is relevant to the previously confirmed use of the former dwelling by brown long-eared bat *Plecotus auritus*, a species commonly associated with woodland, parkland, mature gardens and well-connected vegetated landscapes.

The compensation strategy has therefore been designed to maintain suitable roosting opportunities within the site and to ensure that the replacement bat features are positioned within a dark, sheltered and ecologically connected setting, with lighting safeguards to protect their long-term suitability.

3. Previously Identified Bat Interest

3.1 Preliminary Roost Assessment

A Preliminary Roost Assessment was undertaken by MMEcology on 10 May 2024.

The assessment recorded a number of potential bat roost features within the former dwelling, including:

- lifted roof tiles;
- gaps behind hanging tiles;
- gaps behind flat roof capping;

- gaps between the soffits and brickwork; and
- roof features associated with the former south-eastern roof section.

The report recorded that numerous potential roost features were present, but no evidence of roosting bats was found during the external inspection.

During the internal loft inspection, evidence of roosting bats was recorded in the form of a light scattering of old bat droppings on the loft floor, with a concentration below the southern gable end. The dwelling was therefore confirmed as a bat roost.

The PRA concluded that the dwelling was of high bat roost potential and a confirmed bat roost.

3.2 DNA Analysis

A sample of bat droppings was submitted for DNA analysis.

The SureScreen Scientifics biological sample analysis confirmed the droppings as brown long-eared bat (*Plecotus auritus*) with a 98.45% match.

Brown long-eared bat is a Species of Principal Importance in England and is a light-sensitive bat species commonly associated with roof voids, loft spaces and structurally complex roosting environments.

3.3 Nocturnal Bat Surveys

Three nocturnal emergence surveys were undertaken by Bee.Wise.Eco Ltd between 4 June 2024 and 16 July 2024.

The surveys were undertaken using night vision aids and bat detectors. The methodology included infrared cameras and supplementary infrared illumination, with footage reviewed following the surveys.

The first survey on 4 June 2024 recorded one brown long-eared bat emerging from the south-eastern roof section of the former dwelling. Common pipistrelle and soprano pipistrelle were also recorded commuting and foraging along the northern site boundary and woodland edge.

The second survey on 28 June 2024 recorded two brown long-eared bats emerging from the same south-eastern roof elevation, from a gap between the roof tiles.

The third survey on 16 July 2024 recorded one brown long-eared bat emerging from the same location as the previous surveys. Common pipistrelle, soprano pipistrelle, noctule and brown long-eared bat were recorded during the survey.

The 2024 bat survey report concluded that brown long-eared bats were using the former dwelling and that a Natural England European Protected Species licence or Bat Mitigation Class Licence would be required to enable the proposals.

3.4 Roost Interpretation

Based on the PRA, DNA analysis and three nocturnal emergence surveys, the former dwelling supported a small brown long-eared bat roost.

The roost is interpreted as a small non-maternity day roost / occasional roost used by low numbers of brown long-eared bats. The maximum number of brown long-eared bats recorded emerging during the surveys was two.

The roost was associated with the former south-eastern roof section / roof tile gaps, with droppings recorded internally within the loft void.

4. Current Ecological Position Following Demolition

4.1 Current Site Condition

A site walkover was undertaken in early May 2026 to record the current condition of the site following demolition of the former dwelling.

The walkover confirmed that the former dwelling had been fully demolished and that the site was an active construction plot. At the time of the visit, the site comprised disturbed bare ground, exposed and compacted soils, rubble, brick waste, stored construction materials, pallets, cement bags, plant, machinery, fencing along the side boundaries and temporary construction infrastructure. Retained woodland habitat was present immediately beyond the northern boundary.

No part of the former dwelling remained present at the time of the walkover. In particular, no roof void, roof tiles, hanging tiles, soffits, flat roof capping or south-eastern roof section associated with the previously confirmed brown long-eared bat *Plecotus auritus* roost remained visible.

No visible evidence of bats, bat casualties or residual bat roost material was recorded on site during the walkover. However, given that the former building had already been demolished prior to the visit, the absence of visible evidence at the time of the walkover cannot confirm whether bats were or were not present within the roost at the time of demolition.

The demolition of the former dwelling has resulted in the loss of the previously confirmed brown long-eared bat roost. This Updated Bat Mitigation and Compensation Strategy has therefore been prepared on a remedial and precautionary basis to address the loss of the known roost and to provide an appropriate compensation package for brown long-eared bat within the site.

4.2 Current Bat Roosting Suitability

The cleared construction site currently offers negligible suitability for roosting bats. The former dwelling has been demolished and there is no longer a loft void, roof structure, roof tiles, hanging tiles, soffits, flat roof capping or other building fabric associated with the previously confirmed roost.

No visible evidence of bats, bat casualties or residual bat roost material was recorded during the early May 2026 site walkover. However, as the demolition had already taken place, this does not confirm whether bats were or were not present within the former roost at the time of demolition.

The site remains ecologically sensitive because:

- the former dwelling was a confirmed brown long-eared bat *Plecotus auritus* roost;
- the demolition has resulted in the loss of the previously confirmed roost feature;
- Ruislip Woods SSSI and National Nature Reserve remains immediately adjacent to the northern boundary;
- bats were previously recorded commuting and foraging along the northern site boundary and woodland edge;
- the new dwelling and associated external lighting have the potential to affect commuting, foraging and replacement roosting opportunities if not appropriately controlled; and
- suitable compensation is required to address the loss of the former roost.

On this basis, although the cleared construction plot itself no longer supports the former roosting feature, the site retains ecological relevance for bats within the wider landscape. A remedial, precautionary and proportionate compensation strategy is therefore required to replace lost roosting opportunities and to safeguard the continued use of the northern boundary and woodland edge by bats.

4.3 Post-Demolition Ecological Findings

An early May 2026 site walkover confirmed that the former dwelling had been demolished and that the previously confirmed brown long-eared bat *Plecotus auritus* roost feature is no longer present.

No bat boxes, temporary replacement roosting features or permanent compensation features were recorded within the site at the time of the walkover.

No visible evidence of bats, injured bats, dead bats or residual bat roost material was recorded during the walkover. However, given that demolition had already taken place prior to the walkover, the absence of visible evidence cannot confirm whether bats were or were not present within the former roost at the time of demolition, or whether bats were affected during the works.

Previous bat survey information confirmed the former dwelling as supporting a brown long-eared bat roost and indicated that a bat licence / licensed mitigation approach would be required prior to works affecting the roost. As the former dwelling has since been demolished, this strategy adopts a remedial and precautionary approach to address the loss of the known roost and to provide suitable replacement roosting opportunities, bat-sensitive lighting safeguards, monitoring and long-term management within the site.

5. Impact Assessment

5.1 Loss of Confirmed Brown Long-eared Bat Roost

The demolition of the former dwelling has resulted in the loss of a confirmed brown long-eared bat *Plecotus auritus* roost.

Although the roost was used by low numbers of bats, brown long-eared bats are light-sensitive and are typically associated with dark, sheltered roosting environments, including roof voids and other enclosed spaces within buildings and mature tree features. The former dwelling previously provided sheltered internal roosting conditions within the loft void.

Standard external crevice bat boxes alone are unlikely to provide a direct like-for-like replacement for the characteristics previously available within the former loft. The compensation strategy has therefore been refined to provide external bat compensation features suitable for brown long-eared bat, supported by additional bat boxes to provide roosting diversity and enhance the overall availability of roosting opportunities within the site.

The proposed compensation package is intended to provide a remedial, precautionary and proportionate response to the loss of the confirmed roost, taking account of the low number of bats previously recorded, the current post-demolition site context, and the need to provide deliverable long-term bat roosting provision within the approved development layout.

5.2 Potential Effects During Remaining Construction Works

The former dwelling has already been demolished and the confirmed brown long-eared bat *Plecotus auritus* roost has been lost. Remaining construction works therefore primarily have the potential to affect bats through disturbance, lighting impacts and the failure to provide suitable compensatory roosting provision.

Potential effects during the remaining construction and completion phase could include:

- temporary lighting spill towards Ruislip Woods SSSI and National Nature Reserve;
- disturbance to commuting and foraging bats along the northern site boundary and woodland edge;
- obstruction, illumination or fragmentation of potential bat flight corridors;
- inappropriate placement or specification of external lighting on the completed dwelling;
- delay or failure to install suitable replacement roosting provision;

- disturbance to any bats that may use retained boundary vegetation or adjacent woodland features; and
- removal or disturbance of stored materials that could, in limited circumstances, provide temporary sheltering opportunities.

These risks can be reduced through the mitigation, compensation, lighting, monitoring and long-term management measures set out in this strategy. The measures are designed to provide a remedial and precautionary response to the loss of the confirmed roost, while safeguarding the continued suitability of the northern boundary and adjacent woodland edge for commuting and foraging bats.

6. Bat Mitigation and Compensation Strategy

6.1 Overall Approach

The mitigation and compensation strategy follows the mitigation hierarchy and has been adapted to reflect the current post-demolition context, where the previously confirmed brown long-eared bat *Plecotus auritus* roost has already been lost.

The strategy comprises:

1. Avoidance – avoid further disturbance to bats, retain the ecological function of the northern boundary, and maintain the woodland edge as a dark commuting and foraging corridor.
2. Minimisation – control construction and operational lighting, use precautionary working methods during the remaining works, and avoid unnecessary disturbance to retained boundary vegetation and potential bat flight routes.
3. Compensation – provide replacement roosting opportunities suitable for brown long-eared bat and other bat species, using a combination of external bat compensation features and supporting bat boxes to provide roosting diversity.
4. Monitoring and management – ensure compensation features are installed correctly, remain suitable, are protected from artificial lighting, and are retained and managed for the lifetime of the development.

The overall approach is remedial, precautionary and proportionate to the known historic bat interest at the site, the low number of brown long-eared bats previously recorded, and the current construction-stage condition of the site.

6.2 Brown Long-eared Bat Compensation Feature

A dedicated permanent built-in bat compensation feature suitable for brown long-eared bat shall be provided within the new dwelling to address the loss of the previously confirmed roost.

The compensation strategy has been refined to provide a deliverable, long-term roosting solution which can be incorporated into the fabric of the new building and retained for the lifetime of the development. This approach is remedial, precautionary and proportionate to the historic roost interest, the low number of brown long-eared bats previously recorded, and the current post-demolition site context.

Brown long-eared bats are light-sensitive and are typically associated with dark, sheltered roosting environments. Standard small external crevice boxes alone are unlikely to provide a direct like-for-like replacement for the former loft roost. Therefore, the strategy requires a larger-volume, permanent built-in bat feature, supported by additional bat boxes to provide roosting diversity.

A permanent integrated bat roosting feature shall be installed within the new dwelling. Suitable options include:

- Habibat Bat Box 003 or equivalent integrated bat chamber;
- Ibstock Enclosed Bat Box "C" or similar built-in bat box;
- Green&Blue Bat Block or similar integrated bat block;
- Schwegler 1FR / 2FR integrated bat tube, where suitable;
- a bespoke built-in bat chamber incorporated into the upper elevation / gable wall, designed in consultation with the project ecologist; or

- another permanent integrated, multi-chambered bat feature agreed by the project ecologist.

The selected feature shall be installed:

- within the rear / north-west or side / north-east elevation of the new dwelling;
- at a minimum height of 3.5–4 m above ground level, where practicable;
- within an upper elevation, gable or sheltered position;
- away from artificial lighting;
- away from windows, vents, flues and areas of regular human disturbance;
- with a clear flight approach; and
- facing towards, or with functional connectivity to, the northern woodland boundary where practicable.

The integrated bat feature shall be built into the fabric of the dwelling during construction and installed strictly in accordance with the manufacturer's specification and/or project ecologist's instructions. It shall be retained thereafter for the lifetime of the development.

No external lighting shall be directed onto the bat compensation feature or its access point. The feature shall remain unlit and unobstructed at all times. Its final location shall be confirmed by the project ecologist prior to installation to ensure that it is appropriately positioned in relation to the building design, lighting layout and retained northern woodland corridor.

6.3 Additional Bat Boxes

In addition to the dedicated permanent built-in brown long-eared bat *Plecotus auritus* compensation feature, additional bat boxes are recommended to provide roosting diversity within the site.

This approach is consistent with the previously prepared Bee.Wise.Eco Biodiversity Enhancement Scheme, October 2025, which recommended the provision of additional bat roosting features as part of the wider biodiversity enhancement package for the development.

Two supplementary bat boxes shall therefore be installed on the new dwelling, in addition to the dedicated brown long-eared bat compensation feature. These boxes are intended to provide additional roosting opportunities for crevice-dwelling bat species, including common pipistrelle *Pipistrellus pipistrellus* and soprano pipistrelle *Pipistrellus pygmaeus*, both of which were recorded during the 2024 bat surveys.

Suitable specifications include:

- Beaumaris WoodStone Bat Box Maxi;
- Schwegler 1FR / 1FE or equivalent;
- Habibat or Vivara Pro integrated bat box; or
- another durable woodcrete or integrated bat box agreed by the project ecologist.

The two supplementary bat boxes shall be installed:

- on the north-east or north-west elevation of the new dwelling;
- beneath eaves where possible;
- at a minimum height of 3 m above ground level;
- with at least 20 cm spacing between boxes, or at slightly different heights;
- away from artificial lighting;
- away from windows, vents and flues;
- unobstructed by pipework, guttering or climbing vegetation; and
- retained for the lifetime of the development.

No external lighting shall be directed onto the supplementary bat boxes or their access points. The final locations shall be confirmed by the project ecologist prior to installation to ensure that they are appropriately positioned in relation to the building design, lighting layout and retained northern woodland corridor.

6.4 Timing of Installation

All approved bat mitigation and compensation features shall be installed prior to occupation of the dwelling.

Permanent integrated bat features shall be incorporated into the fabric of the new dwelling during construction at the appropriate build stage and prior to completion of the relevant external finishes. Installation shall follow the manufacturer's specification and/or the project ecologist's instructions.

Supplementary external or integrated bat boxes shall be installed prior to occupation and, where safe and practicable, before scaffolding is removed to allow correct positioning at height.

All bat compensation features shall be installed in their approved locations before the dwelling is occupied and shall be retained thereafter for the lifetime of the development. No external lighting shall be directed onto the features or their access points.

7. Lighting Strategy

7.1 Lighting Principles

The lighting strategy shall follow Bat Conservation Trust and Institution of Lighting Professionals Guidance Note 08/23: Bats and Artificial Lighting at Night.

The objective is to maintain dark conditions along the northern boundary and avoid light spill onto bat roosting features, bat access points and the adjacent woodland.

7.2 Northern Boundary / Ruislip Woods

The northern boundary shall be maintained as a dark corridor.

No external lighting shall be directed towards:

- Ruislip Woods;
- the northern boundary fence;
- retained boundary vegetation;
- woodland edge habitats;
- installed bat boxes;
- bat access tiles;
- any bat loft access point; or
- any large-volume bat compensation feature.

Lighting levels along the northern boundary and at bat roost access points should be maintained at or as close to 0 lux as practicable.

7.3 External Lighting Specification

Where external lighting is required for safety or security, it shall follow these principles:

- use warm white LED lighting of 2700K or lower;
- avoid blue-rich or cool-white light;
- use low-level, downward-directed fittings;
- fit cowls, shields, hoods or baffles to prevent upward and lateral spill;
- avoid lighting above eaves level;
- use motion sensors and timers to minimise duration;
- avoid permanently illuminated external lights;
- avoid lighting close to bat boxes or bat access features;
- ensure lighting only illuminates the target area required for safe access.

7.4 Construction Lighting

Any temporary construction lighting shall be minimised and shall not be directed towards the northern boundary or Ruislip Woods.

No night working shall be undertaken unless specifically required and agreed, and any temporary lighting shall be designed to avoid spill onto the woodland edge.

8. Precautionary Working Method Statement

8.1 Contractor Briefing

Before recommencement of further works, contractors shall receive a short ecological toolbox talk covering:

- the confirmed historic brown long-eared bat roost;
- legal protection afforded to bats and their roosts;
- the requirement to maintain dark corridors;
- the location of sensitive northern woodland boundary;
- stop-work procedure if bats are encountered;
- restrictions on lighting;
- protection of installed bat features.

8.2 Stored Materials and Temporary Structures

Although the cleared construction site is considered to offer negligible bat roosting suitability, any stored materials, temporary structures, stacked timber, roof materials, cavities or covered items that have been left undisturbed for a prolonged period shall be checked before removal where there is any reasonable potential for sheltering bats.

8.3 Stop-work General Precautionary Stop-works Procedure

Although the former dwelling has already been demolished and no roosting structure remains on site, a general precautionary stop-works procedure shall apply during the remaining construction works.

This is included as a safeguard because bats may occasionally be encountered in unexpected locations, including retained boundary vegetation, adjacent structures, stored materials, construction materials, cavities, crevices or sheltered areas of the site.

If any bat, injured bat, dead bat or suspected bat roost is encountered during the remaining works:

1. works in the immediate area shall stop immediately;
2. the bat shall not be handled by contractors;
3. the area shall be left undisturbed;
4. a suitably qualified ecologist shall be contacted immediately; and
5. works shall not recommence in the affected area until ecological advice has been provided.

If a bat is found in immediate danger, it may only be moved by a suitably licensed ecologist or in accordance with emergency advice from a bat specialist / Bat Conservation Trust helpline.

This procedure shall be communicated to site personnel as part of the contractor's ecological briefing / toolbox talk prior to relevant works continuing.

9. Monitoring and Compliance

9.1 Pre-occupation Compliance Check

Prior to occupation, a suitably qualified ecologist shall inspect the installed bat mitigation and compensation features.



The inspection shall confirm:

- feature type and specification;
- correct location;
- installation height;
- orientation;
- absence of obstruction;
- absence of artificial light spill;
- suitability of access points;
- compliance with this strategy.

A short ecological compliance note shall be prepared and submitted to the Local Planning Authority, supported by photographs.

9.2 Post-completion Monitoring

A post-completion monitoring inspection shall be undertaken during the first suitable bat active season following occupation.

The inspection shall confirm that:

- all bat features remain in place;
- access points remain unobstructed;
- features remain unlit;
- no external lighting has been installed in conflict with this strategy;
- the northern boundary remains dark and suitable for bat commuting;
- no remedial works are required.

If defects are identified, remedial measures shall be implemented as soon as practicable.

9.3 Optional Activity Survey

If requested by the Local Planning Authority, one dusk activity / emergence survey may be undertaken during the first or second bat active season following completion to assess whether the installed features or the site boundary are being used by bats.

Given the small scale of the former roost and the remedial nature of this strategy, a compliance inspection is considered proportionate unless the LPA specifically requests additional monitoring.

10. Long-term Management and Retention

All approved bat mitigation and compensation features shall be retained for the lifetime of the development.

The homeowner / site owner shall be advised that:

- bat boxes and bat access points must not be removed;
- bat access points must not be blocked;
- external lighting must not be directed onto bat features;
- roof works affecting bat features must not be undertaken without ecological advice;
- the northern boundary should remain as dark as practicable;
- any future works affecting the roof, bat boxes or external lighting may require ecological input.

A simple ecological handover note shall be provided to the homeowner identifying:

- location of bat features;
- purpose of the features;
- maintenance restrictions;



- lighting restrictions;
- legal protection of bats and roosts;
- contact details for ecological advice.

Bat boxes generally require minimal maintenance. They should not be opened or inspected internally by the homeowner. Any required inspection should be undertaken by a suitably experienced ecologist.

11. Biodiversity Enhancement Interface

This strategy focuses specifically on Condition 9 and the provision of bat mitigation and compensation measures following the loss of the previously confirmed brown long-eared bat *Plecotus auritus* roost. It should be read alongside the wider Bee.Wise.Eco Biodiversity Enhancement Scheme, October 2025, prepared for the site.

Condition 8 of planning permission 22799/APP/2025/1756 secures the recommendations, mitigation and enhancement measures set out within the previously submitted ecological documents, including the Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment Report, Preliminary Roost Assessment and Bat Survey Report, except where bat mitigation and compensation are superseded by the details approved pursuant to Condition 9.

The Biodiversity Enhancement Scheme identified a wider package of ecological enhancements for the development, including bat and bird enhancement features. The bat-related recommendations included the provision of durable bat roosting features, such as Beaumaris WoodStone Bat Box Maxi units, a potential larger-volume feature suitable for brown long-eared bat, and measures to ensure that bat boxes are installed away from artificial lighting and retained for the lifetime of the development.

The bat compensation measures set out within this Updated Bat Mitigation and Compensation Strategy refine and take precedence over the bat-related elements of the Biodiversity Enhancement Scheme where necessary. This is because the present strategy has been prepared specifically to respond to Condition 9 and to provide a remedial, precautionary and proportionate compensation package for the loss of the confirmed brown long-eared bat roost.

The wider biodiversity enhancement measures secured under Condition 8, including bird nesting features and other non-bat enhancements, remain applicable unless otherwise updated by this strategy or by subsequent approved details.

12. Conclusion

The former dwelling at 62 Broadwood Avenue, Ruislip, HA4 7XR was previously confirmed as supporting a small brown long-eared bat roost. Evidence included bat droppings recorded within the loft void, DNA confirmation of brown long-eared bat, and three nocturnal emergence surveys which recorded up to two brown long-eared bats emerging from the south-eastern roof section / associated roof features.

The former dwelling has now been demolished and the previously confirmed roost feature is no longer present. An early May 2026 site walkover confirmed that the site is currently a cleared construction plot comprising disturbed ground, exposed soils, rubble, stored materials, plant, fencing and temporary construction infrastructure. No replacement bat roosting features were recorded on site at the time of the walkover.

As the former dwelling had already been demolished prior to the walkover, it is not possible to confirm whether bats were or were not present within the roost at the time of demolition. This Updated Bat Mitigation and Compensation Strategy has therefore been prepared on a remedial and precautionary basis to address the loss of the confirmed brown long-eared bat roost and to provide a proportionate compensation package for the site.

This strategy has been prepared to respond to Condition 9 of planning permission 22799/APP/2025/1756, which requires an updated Bat Mitigation and Compensation Strategy to be approved prior to works above damp proof course level. The condition requires the strategy to address the previously identified bat

interest, current ecological position following demolition, post-demolition findings, mitigation, compensation, lighting, monitoring and long-term management.

The strategy requires:

- a dedicated permanent built-in brown long-eared bat compensation feature within the new dwelling;
- two additional bat boxes / integrated bat features to provide roosting diversity;
- bat-sensitive construction and operational lighting controls;
- protection of the northern boundary and adjacent Ruislip Woods woodland edge as a dark commuting and foraging corridor;
- a contractor ecological briefing / toolbox talk and general precautionary stop-works procedure;
- pre-occupation ecological sign-off of the installed bat features and lighting arrangement;
- post-completion monitoring; and
- lifetime retention and management of all approved bat mitigation and compensation features.

Subject to full implementation of the measures set out within this strategy, the development will provide a remedial, precautionary and proportionate response to the loss of the confirmed roost. The proposed measures will secure replacement roosting opportunities for brown long-eared bat and other bat species, while maintaining bat-sensitive conditions adjacent to the northern woodland boundary and Ruislip Woods SSSI / National Nature Reserve.

The approved mitigation and compensation measures shall be installed prior to occupation of the development and retained thereafter, in accordance with the requirements of Condition 9.

13. Chronology

Date	Event
10 May 2024	Preliminary Roost Assessment undertaken by MMEcology. Bat droppings recorded in loft. Former dwelling confirmed as bat roost.
4 June 2024	First nocturnal emergence survey. One brown long-eared bat recorded emerging from south-eastern roof section.
28 June 2024	Second nocturnal emergence survey. Two brown long-eared bats recorded emerging from same south-eastern roof feature.
12 July 2024	DNA analysis report issued confirming brown long-eared bat (<i>Plecotus auritus</i>).
16 July 2024	Third nocturnal emergence survey. One brown long-eared bat recorded emerging from same south-eastern roof feature.
28 March 2025	Planning permission granted by London Borough of Hillingdon.
March 2026	Former dwelling demolished.
July 2026	Updated Bat Mitigation and Compensation Strategy prepared.

14. Proposed Mitigation and Compensation Schedule

Measure	Specification	Location	Timing	Responsibility
Brown long-eared bat compensation feature	One dedicated permanent built-in bat compensation feature suitable for brown long-eared bat <i>Plecotus auritus</i> . This should comprise a durable integrated bat chamber / built-in bat feature, such as Habibat Bat Box 003, Ibstock Enclosed Bat Box "C", Green&Blue Bat Block, Schwegler 1FR / 2FR integrated bat tube where suitable, or an equivalent integrated multi-chambered feature agreed by the project ecologist.	Built into the rear / north-west or side / north-east elevation of the new dwelling, preferably within an upper elevation, gable or sheltered position, with functional connectivity to the northern woodland boundary where practicable. The feature must remain unlit and unobstructed.	During construction, at the appropriate build stage, and prior to occupation.	Developer / contractor, with final location and specification agreed by the project ecologist.
Supplementary bat boxes / integrated bat features	Two additional durable bat roosting features, consistent with the previously prepared Bee.Wise.Eco Biodiversity Enhancement Scheme. Suitable options include Beaumaris WoodStone Bat Box Maxi, Schwegler 1FR / 1FE, Habibat or Vivara Pro integrated bat box, or equivalent durable woodcrete / integrated bat feature agreed by the project ecologist.	North-east or north-west elevation of the new dwelling, beneath eaves where possible, at a minimum height of 3 m above ground level, away from windows, vents, flues, pipework, guttering and artificial lighting.	Prior to occupation and, where safe and practicable, before scaffolding is removed.	Developer / contractor, with project ecologist advice where required.
Lighting control	Bat-sensitive lighting design to avoid impacts on the compensation features, supplementary bat boxes and northern woodland corridor. Lighting should use warm white LEDs of $\leq 2700\text{K}$, be downward-directed, cowled / shielded, low intensity and motion-sensor controlled where required. No light spill should be directed onto bat features or the northern boundary.	Whole site, with particular focus on the northern boundary, Ruislip Woods edge, bat feature locations, access points and potential commuting / foraging corridors.	During remaining construction works and operational phase.	Developer / contractor during construction; homeowner / occupier during operation.
Northern boundary dark corridor	Retain the northern boundary and adjacent woodland edge as a dark commuting and foraging corridor. Avoid unnecessary illumination, obstruction or disturbance of this area.	Northern site boundary adjacent to Ruislip Woods.	During remaining construction works and operational phase.	Developer / contractor during construction; homeowner / occupier during operation.
Contractor ecological briefing / toolbox talk	Contractor briefing to cover the confirmed historic bat roost, remedial nature of the strategy, protection of the northern dark corridor, lighting controls, location of approved bat features and the general precautionary stop-works procedure.	Site-wide.	Before recommencement of further works and before installation of bat compensation features.	Project ecologist / contractor.

Measure	Specification	Location	Timing	Responsibility
General precautionary stop-works procedure	If any bat, injured bat, dead bat or suspected bat roost is encountered during remaining works, works in the immediate area must stop and a suitably qualified ecologist must be contacted.	Site-wide, including retained boundary vegetation, stored materials, construction materials and sheltered areas.	Throughout remaining construction works.	Contractor, with ecological advice where triggered.
Pre-occupation ecological sign-off	Ecologist to inspect the installed bat compensation feature, supplementary bat boxes / integrated features and relevant lighting-sensitive areas. A short compliance note should be provided to confirm installation in accordance with the approved strategy.	Bat features, access points, lighting-sensitive areas and northern boundary.	Prior to occupation.	Project ecologist.
Post-completion monitoring	Monitoring check to confirm that approved bat features remain installed, unobstructed, unlit and suitable, and that the northern boundary remains protected from inappropriate light spill.	Bat features and northern boundary / woodland edge.	First suitable bat active season after occupation.	Project ecologist / homeowner.
Long-term retention and management	All approved bat compensation and enhancement features must be retained, kept unobstructed, not illuminated, and not removed, blocked or altered without ecological advice.	New dwelling and associated bat feature locations.	Lifetime of the development.	Homeowner / occupier.

15. References

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Appendix A – Photographic Record

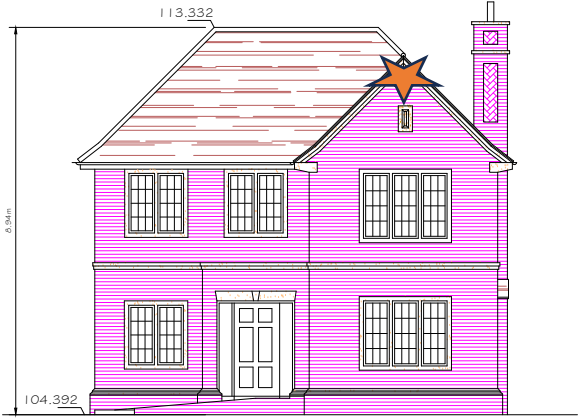
Plate 1. Current post-demolition site condition looking north towards Ruislip Woods. Former dwelling demolished; site comprises disturbed ground, rubble, plant and construction materials.



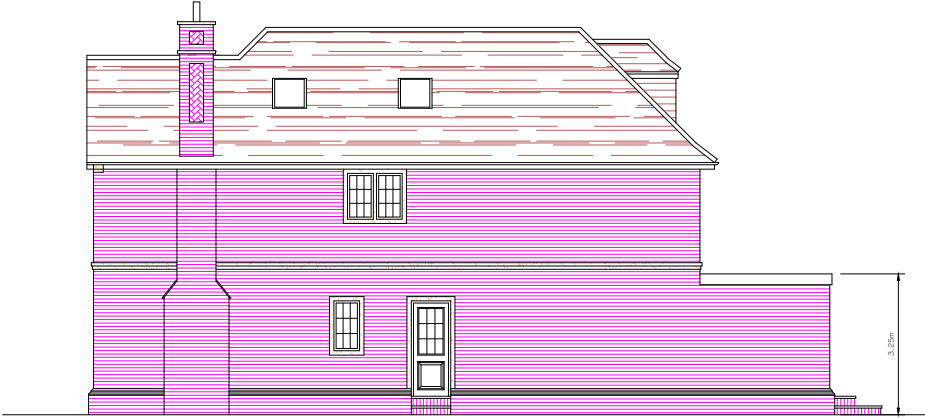
Plate 2. Current post-demolition site condition looking south towards Broadwood Avenue. Former building footprint cleared, with stored bricks and construction materials visible.



Appendix B - Proposed Enhancements



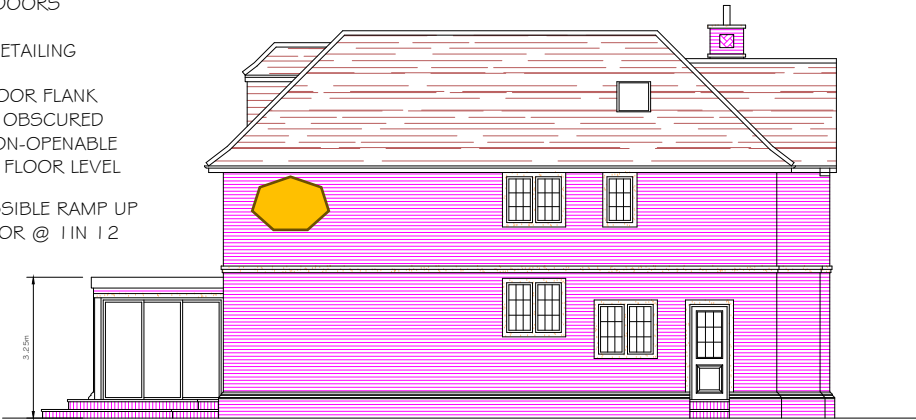
FRONT ELEVATION (SOUTH EAST)



SIDE ELEVATION (SOUTH WEST)



REAR ELEVATION (NORTH WEST)



SIDE ELEVATION (NORTH EAST)

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

Feature	Details
2x Beaumaris WoodStone Bat Box Maxi (or equivalent) Key:  Suitable for crevice dwelling bats such as pipistrelle species and noctule bat species.	<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. This elevation is relatively sheltered from prevailing winds and receives morning sunlight, which provides ideal thermal conditions for bats. Installation Notes: ○ Mount boxes at slightly different heights or with minor spacing between them (≥ 20 cm), to offer microhabitat variation. ○ Avoid installation near artificial lighting or above heat-emitting vents. ○ Secure with stainless steel screws or suitable bat-safe adhesive, ensuring boxes are unobstructed by pipework or guttering. 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.
Additional/Alternative Bat Roosting Provision for Brown Long-eared Bats: Key:  Kent Bat Box or a large-volume multi-chambered bat box, such as: ○ Schwegler 1FF or 2FN (both suited for Brown Long-eared), ○ Habibat Bat Box 003 (integrated brick box with cavity space). Brown Long-eared bats prefer open, uncluttered internal roosting areas, but will sometimes use deep boxes with internal flight space.	Rear Elevation (North-West) — install 1x large-volume box at least 3.5–4 m above ground, in a shaded, quiet location. Ideally placed under eaves or in a gable apex, facing north or north-west to avoid overheating. Design Tips: ○ Ensure no internal lighting shines into or near the box. ○ Avoid locations exposed to regular human activity or artificial light. ○ If possible, integrate into a gable wall or loft space during build stage.



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 ≥ 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.



PROTECT BATS

BE AWARE. BE RESPONSIBLE.

Together we can protect wildlife.

62 BROADWOOD AVENUE
RUISLIP, HA4 7XR

Bee.Wise.Eco.
ECOLOGY | BIODIVERSITY | SUSTAINABILITY

ALL UK BATS ARE PROTECTED BY LAW.
LET'S KEEP BATS SAFE.

WHAT ARE BATS?

- Only true flying mammals.
- Wings formed by a membrane stretched between elongated finger bones and the body.
- Usually small (4–8 cm body length; 20–40 cm wingspan).
- Fur typically brown or grey.
- Nocturnal – active from spring to autumn; hibernate in winter in cool, sheltered places.

Signs of bats:
seen at dusk/dawn, high-pitched calls (use detector), or droppings (small, dry, crumbly insect remains) near roosts.

WHAT TO DO IF YOU FIND BATS OR A POTENTIAL ROOST

- STOP ALL WORKS** immediately in the vicinity.
- DO NOT DISTURB** the bats or roost. Do not approach, touch or shine bright lights.
- INFORM THE ECOW** (Ecological Clerk of Works) or appointed ecologist immediately with exact location and details.
- The ecologist will advise on surveys, mitigation and any licensing requirements.
- Works must not resume until clearance is given or appropriate licences are in place from Natural England.

IT IS ILLEGAL TO:

- Intentionally or recklessly kill, injure or capture bats.
- Deliberately disturb bats in a roost or resting place.
- Damage, destroy or obstruct access to a roost, even if bats are not present.

Penalties: up to £5,000 per offence and/or up to 6 months' imprisonment. Both the company and/or individuals can be held liable.

LIGHTING: MINIMISE IMPACTS ON BATS

- Avoid lighting key habitats: trees, woodland edges, waterbodies and site boundaries.
- Use only the minimum light levels needed for safety.
- Use directional, shielded lighting. No bare bulbs. No upward spill.
- Use non-reflective surfaces and screen planting to reduce light spill.
- Reduce duration of lighting. Consider curfews, especially near roosts.
- Use warm, narrow spectrum lighting with minimal UV. Avoid white and blue light.
- Screen planting helps keep dark corridors for bats.
- Model and predict light spill during design to avoid impacts.

Good lighting protects bats and other wildlife.

BAT SPECIES RECORDED AT THIS SITE

SPECIES	LATIN NAME	2024 SURVEY	2026 SURVEY	LIKELIHOOD IN 2026
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	Recorded	Recorded	Confirmed present. Likely to continue using site.
Noctule	<i>Myotis noctula</i>	Recorded	Recorded	Still likely present in wider park in suitable conditions.
Soprano Pipistrelle	<i>Pipistrellus pygmaeus</i>	Recorded	Recorded	Still likely present along woodland edges & water features.
Daubenton's / Myotis-type	<i>Myotis daubentonii</i> / <i>Myotis</i> sp.	–	Recorded	Likely present along water features.
Leisler's / Nyctalus-type	<i>Nyctalus leisleri</i> / <i>Nyctalus</i> sp.	–	Recorded	Likely to forage and commute across site.
Brown Long-eared	<i>Plecotus auritus</i>	–	Recorded	Likely to use wider landscape.

Bats were recorded commuting and foraging within the wider site. No bats were recorded emerging from the stable block / horse stables during the 2024 or updated 2026 surveys.

EXAMPLES OF UK BATS

- Common Pipistrelle (*Pipistrellus pipistrellus*)
- Soprano Pipistrelle (*Pipistrellus pygmaeus*)
- Noctule (*Nyctalus noctula*)
- Daubenton's / Myotis-type (*Myotis daubentonii* / *Myotis* sp.)
- Leisler's / Nyctalus-type (*Nyctalus leisleri* / *Nyctalus* sp.)
- Brown Long-eared (*Plecotus auritus*)

ROOSTING PLACES

Bats roost in cracks, crevices, under loose bark, bat boxes, buildings and other sheltered spaces – in trees or structures.

We are enhancing this site for bats through:

- ✓ Bat-friendly landscaping
- ✓ Integrated bat features
- ✓ Sensitive lighting design

SEE A BAT OR SUSPECT A ROOST?
CONTACT BEE.WISE.ECO IMMEDIATELY
for professional ecological advice.

BE AWARE. BE RESPONSIBLE. TOGETHER WE CAN PROTECT WILDLIFE.

contact@beewise.eco

www.beewise.eco