



Land Rear of 15-29 Risley Avenue – HGY/2022/0018

Condition 7(a): Biodiversity Enhancement Plan

Produced for NFC Homes Ltd

By Applied Ecology Ltd

April 2023

Document Information:

Version	Date	Version Details	Prepared by	Checked by	Approved by
1.0	03 April 2023	Final	NB	DP	DP

Prepared for: NFC Homes Ltd

Title: Land Rear of 15-29 Risley Avenue – HGY/2022/0018 - Condition 7(a):
Biodiversity Enhancement Plan

Project number: AEL2137

Document version: v1.0

Document status: Final

Document date: 03 April 2023

APPLIED ECOLOGY LTD

St John's Innovation Centre
Cowley Road
Cambridge
CB4 0WS

Tel: 01223 422 116
Email: info@appliedecology.co.uk

Contents

1	Introduction	1
	Background	1
	Report purpose	1
	Lighting Design	1
2	Biodiversity Enhancement Measures	3
	Swift nest boxes	3



This page is intentionally blank.



1 Introduction

Background

- 1.1 Applied Ecology Ltd (AEL) has been appointed by NFC Homes Limited to prepare a Biodiversity Enhancement Plan to discharge Planning Condition 7(a) of Haringey Council planning permission HGY/2022/0018 relating to the redevelopment of car park and hard-standing area to provide 4 units, associated amenity space, landscaping, refuse and cycling facilities (“the Development”) on land to the rear of 15-29 Risley Avenue, London.

Report purpose

- 1.2 This report describes the biodiversity enhancement measures proposed to meet the requirements of Haringey Council planning permission HGY/2022/0018 Planning Condition 7(a).
- 1.3 Planning Condition 7(a) states the following:
- 1.4 *“At least three months prior to the first occupation of the development, details of ecological enhancement measures and ecological protection measures shall be submitted to and approved in writing by the Council. This shall detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures, a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats. The details shall include specifications and locations of Swift nesting bricks on the buildings (a minimum of 8 on the site)”*
- 1.5 *Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13”*

Lighting Design

- 1.6 Although not provided in this report, an external lighting scheme relating to the illumination of new access roads, footpaths, building entrances will be designed, as far as is practical, to avoid adverse impacts on light sensitive nocturnal wildlife. Due to the urban location of the Site, it is considered highly unlikely that particularly rare or light averse nocturnally active species will be present within or close to the Site but, none the less, the lighting scheme will be designed to comply with latest best practice lighting guidance in relation to bats¹.
- 1.7 Any necessary external lighting will comprise downward facing LED luminaires of a warm light (lacking UV elements), around <2,700 Kelvin which will reduce the blue light

¹ Bat Conservation Trust & Institute of Lighting Professionals (Guidance Note 08/18) *Bats and Artificial Lighting in the UK – Bats and the Built Environment Series*.



component. Areas of surrounding vegetation and tree canopy will remain unilluminated by the use of cowls over the luminaires, as necessary, to avoid light spill. Additionally, consideration will be given to setting the lights on motion sensors to reduce the amount of the time the light stays on for.



2 Biodiversity Enhancement Measures

Swift nest boxes

- 2.1 Swifts *Apus apus* are migratory birds that return to the UK from Africa in late April / early May to nest and rear their young in the roofs of old buildings and other suitable built structures.



Swifts *Apus apus*

- 2.2 Swifts are birds of conservation concern that have declined in numbers, and are particularly vulnerable to building demolition, maintenance, and refurbishment as such activities can result in the loss of their traditional nest site locations. Swifts will build a simple nest within a building that they will gain access to via a narrow gap or opening.
- 2.3 Swifts are unobtrusive when nesting and do not leave an obvious dropping mess below their nests. The adult birds and their fledgling young leave the UK at the end of the summer and migrate back to southern Africa, returning to the UK the following spring to occupy the same nest site. Returning young adult birds spend time prospecting new nest sites that they will occupy and rear young of their own when sexually mature.
- 2.4 The Development provides an opportunity to provide artificial nest sites for swifts in the form of nesting bricks that can be built into new building walls to provide unobtrusive maintenance free nesting locations.
- 2.5 Eight swift nest boxes will be provided within the two new buildings. Six swift nest boxes will be built into the external wall of the new B1 development on the eastern elevation as shown by **Figure 2.1**, and two swift nest boxes will be built into the eastern elevation of the B2 development (**Figure 2.2**). All boxes will be at a height of 5m or higher above the ground.



- 2.6 The proposed locations should avoid excessive heat from solar radiation harming newly hatched chicks, and allow an unobstructed flightpath for birds in and out of each nest box.
- 2.7 Eight S-brick swift nest boxes² faced in the same brick slips as the surrounding brick work will be installed in the external walls of each of the new buildings.



S brick swift nest boxes

- 2.8 A photographic record of the installed swift boxes will be completed prior to the first occupation to allow confirmation that the boxes have been installed in the recommended locations with no obstruction to swift access, this will help to discharge Condition 7(b)
- 2.9 The presence and purpose of the swift boxes will be highlighted in the deeds of the new dwelling with recommendations for new residents to attract swifts to the boxes by playing swift calls.
- 2.10 Once installed the swift boxes should require no maintenance.

² <https://www.actionforswifts.com/palight-s-brick> - accessed 03/04/2023



Land rear of 15-29 Risley Avenue

Plot B1 - swift box locations

 swift nest brick box



Figure 2.1

Surveyed by: n/a

Survey date: n/a

Drawn by: NB

Checked by: DP

Status: Final



Land rear of 15-29 Risley Avenue

Plot B2 - swift box locations

 swift nest brick box



Figure 2.2

Surveyed by: n/a

Survey date: n/a

Drawn by: NB

Checked by: DP

Status: Final



This page is intentionally blank.



