Ecological Impact Assessment at

Corner House Farm,

Cadney Lane,

Bettisfield SY13 2LR

Grid Ref. SJ 4669 3506

On 22nd November 2024

Report completed 24th January 2025
Ref: COR221124

Survey by:
Susan Worsfold BSc (Hons) ACIEEM
Lyngarth,
Ellesmere Road,
St. Martins,
Oswestry,
Shropshire
SY11 3HT

01691 772310
or 07752 105600
s.worsfold@hotmail.co.uk

Requested by:
Jack Felgate

07904626682

djfelgate@hotmail.com

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1. Summary

The purpose of the report is to assess the potential ecological impacts of a proposed development at land adjacent to Corner House Farm, Bettisfield and advise on any mitigation measures to comply with local planning policy and government legislation.

The proposed scheme involves the construction of a manege with associated access

The site and adjacent land were examined to establish the presence of or evidence of use by protected species of animals. None was found. The site is suitable for foraging and commuting bats.

A lighting plan should be designed in accordance with the Bat Conservation Trust guidelines: https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/
Tree planting isrequired to ensure Net Biodiversity Benefit in accordance with legislation.
Trees or hedges should not be pruned or trimmed between May and September to avoid disturbance to any nesting birds.

If the recommended mitigation measures are taken there should be no net loss of nesting sites, nor any danger of harm to any species.

2. Introduction

Susan Worsfold BSc (Hons) ACIEEM is an experienced wildlife surveyor, licensed bat worker and voluntary bat roost visitor. Registration number CLS0895 2015-12555-CLS-CLS (CL15 Bat Roost Visitor Level 1) and registration number CLS 0895 2015-12556-CLS-CLS (CL18 Bat Survey Level 2) (Natural England) and S086005/1 (Natural Resources Wales);
Licensed great crested newt worker, registration number 2016-19947-CLS-CLS (NE) and S086057/1 (NRW)
This report was commissioned by Jack Felgate for the client.
The site comprises a small area of pasture.
The proposed scheme involves construction of a manege with associated access.
The purpose of the report is to identify and address any significant ecological effects which are likely to occur as a result of the proposed development. This is necessary to comply with local planning policy and government legislation and avoid any offence being committed. Also, to describe any compensation, mitigation and enhancement measures which should be taken.

3. Methodology

3.1. Scope of the Assessment

The report incorporates an extended phase 1 habitat survey, searching for use or potential use by any rare, threatened, endemic and non-native invasive species which might be associated with such a site in accordance with:
The Conservation of Habitats and Species Regulations 2017 and listed in:
Schedule 2. European protected species of animals
Schedule 5. European protected species of plants
The protection of Badgers Act 1992
Protected species which might be associated with such a site include bats, owls and other breeding birds. The area around the site might be used by badgers, dormice, amphibians and reptiles, and might contain protected plant species.
The visual assessment of the site was carried out in accordance with CIEEM guidelines (CIEEM 2017) on 22nd November 2024 by Susan Worsfold BSc (Hons) ACIEEM.

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3.2. Desk Study

Wrexham Planning Portal was consulted for a review of previous ecological surveys carried out in the area. Magic Maps was consulted for the presence of designated sites and protected habitats. Maps of the site and surrounding environment were examined to identify any nearby waterbodies suitable for use by great crested newts within an influencing distance of the site.

3.3. Field Survey

The site was examined to establish the presence of any protected species or habitats, and for evidence of use by protected species of animals. Trees were assessed for suitability for use by bats and birds. The site and surrounding habitat was examined for signs of use by badgers and dormice. The variety of plant species was mapped according to the convention of Phase 1 habitat surveys as described by the JNCC (2010). Photographs were taken of all relevant areas. The visual assessment of the site was carried out in accordance with CIEEM guidelines (CIEEM 2017) on 22nd November 2024 by Susan Worsfold BSc (Hons) ACIEEM.
Photographs were taken of all areas and those of relevance are shown in the appendices.

4. Baseline Ecological Conditions/Results

4.1 Designated Sites

The nearest designated site is Fenn's, Whixall, Bettisfield, Wem and Cadney Mosses (SSSI) and Midland Meres & Mosses Phase 2 (SAC and Ramsar) 250 m east.

4.2 Habitats

Site: The area of the site to be affected is approximately 0.1 ha. It is in a rural location. The area and surrounding and is currently in use as grazing. The south boundary was a mature hawthorn and alder hedge. This will remain. There was a ditch running alongside this which was mostly free flowing. There were a pile of rubble, a stack of bricks and a manure heap at the west section, where access is proposed.
Adjacent land: Arable, pastoral. Nearest woodland 240 m south east. Llangollen canal 500 m north.. There is a good network of hedgerows surrounding most of the site. There are no ponds shown on maps or visible within 250 m.

4.3 Species and Species Groups

Invertebrates
The site has limited value for use by invertebrates and none were seen at the time of the survey.

Amphibians and Reptiles
None seen. There are no ponds within 250 m. The adjacent ditch was not suitable for use as a breeding site for great crested newts due to the continuous flow. However, some animals may use it for dispersal.

Birds
The hedges and trees on site and those adjacent could provide food and shelter for birds and also nesting potential. No birds or nests were seen at the time of the survey.

Bats
The site is suitable for use by foraging and commuting bats.

Badgers

Plants

Grasses, common nettle (*Urtica dioica*), creeping buttercup (*Ranunculus repens*), dock (*Rumex* sp.), Creeping thistle (*Cirsium arvense*), ground ivy (*Geranium hederacea*), red dead nettle (*Lamium purpureum*), cleavers (*Galium aparine*), dandelion (*Taraxicum officinale*)

No species of conservation value or Schedule 9 species were seen on site. No rare or threatened species of plants were found on site or near the site.

5. Description of the Development

The proposed scheme involves the construction of a manege with associated access. This will involve the removal of some short vegetation and building materials. No hedgerow will be removed

6. Assessment of Effects and Mitigation Measures

Designated Sites:
It is not considered that the proposal will have any significant impact on any designated sites due to the low impact of the project and distance from the sites.

Habitats:
No priority habitat is affected by the proposal. A small amount of vegetation will be removed.

Species:
Birds
Trees and hedges should not be pruned or trimmed between March and September, to avoid harm to any nesting birds.

Bats
There is not considered to be any threat to the conservation status of bats or danger of harm to individuals. The site is suitable for foraging and commuting bats. Lighting should be in accordance with the Bat Conservation Trust guidelines: https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/

Reptiles and Amphibians
Care should be taken when removing rubble and bricks as these ca be used as refuges by foraging and commuting herpetofauna.

Residual Effects
No significant residual effects anticipated.

7. Compensation

n/a

8. Net Biodiversity Benefit

Three native trees should be planted, such as rowan, hawthorn, oak, wild cherry, holly or crab apple. These would be attractive and provide foraging potential for birds and insects.

9. Ecological Constraints

The survey was undertaken at a sub-optimum time of year and approximately 50% of the ground was covered in patches of snow. However it is unlikely that any significant features or flora would have been missed due to this, as the distribution of species was consistent across the area and the adjacent ground was similar in composition.

10. Monitoring

Not considered necessary.

11. Conclusions

If the recommended mitigation and enhancement measures are taken there will be a net gain in biodiversity and no net loss of roosting or nesting sites, nor any danger of harm to any species.

12. Bibliography

Bat Conservation Trust available at: http://www.bats.org.uk

BCT and ILP Guidance Note 8 Bats and Artificial Lighting available at: https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/

Collins J. (Ed) (2016) *Bat surveys for professional ecologists: Good Practice Guidelines (3rd Edn)*. The Bat Conservation Trust, London

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Shields S., (2003) *Arboricultural Impact Assessment Ref: AIA/HCM/09/23*

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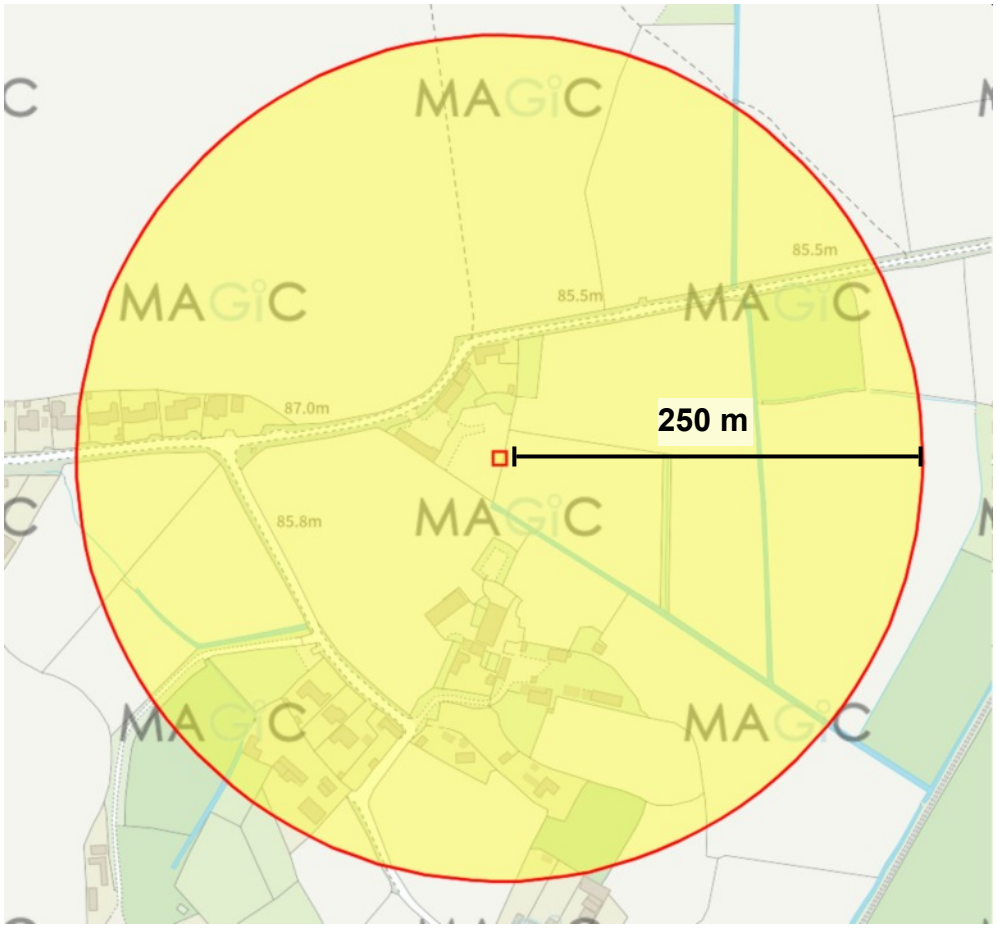
Wildlife and Habitat Conservation available at: https://www.gov.uk/topic/environmental-management/wildlife-habitat-conservation

Wrexham Council Planning Portal available at: http://planning.wrexham.gov.uk/Planning/lg/GFPlanningSearch.page

Appendix 13.1: Aerial Photograph



Appendix 13.2: Designated Sites and Zones of Influence



Appendix 13.3: Photographs







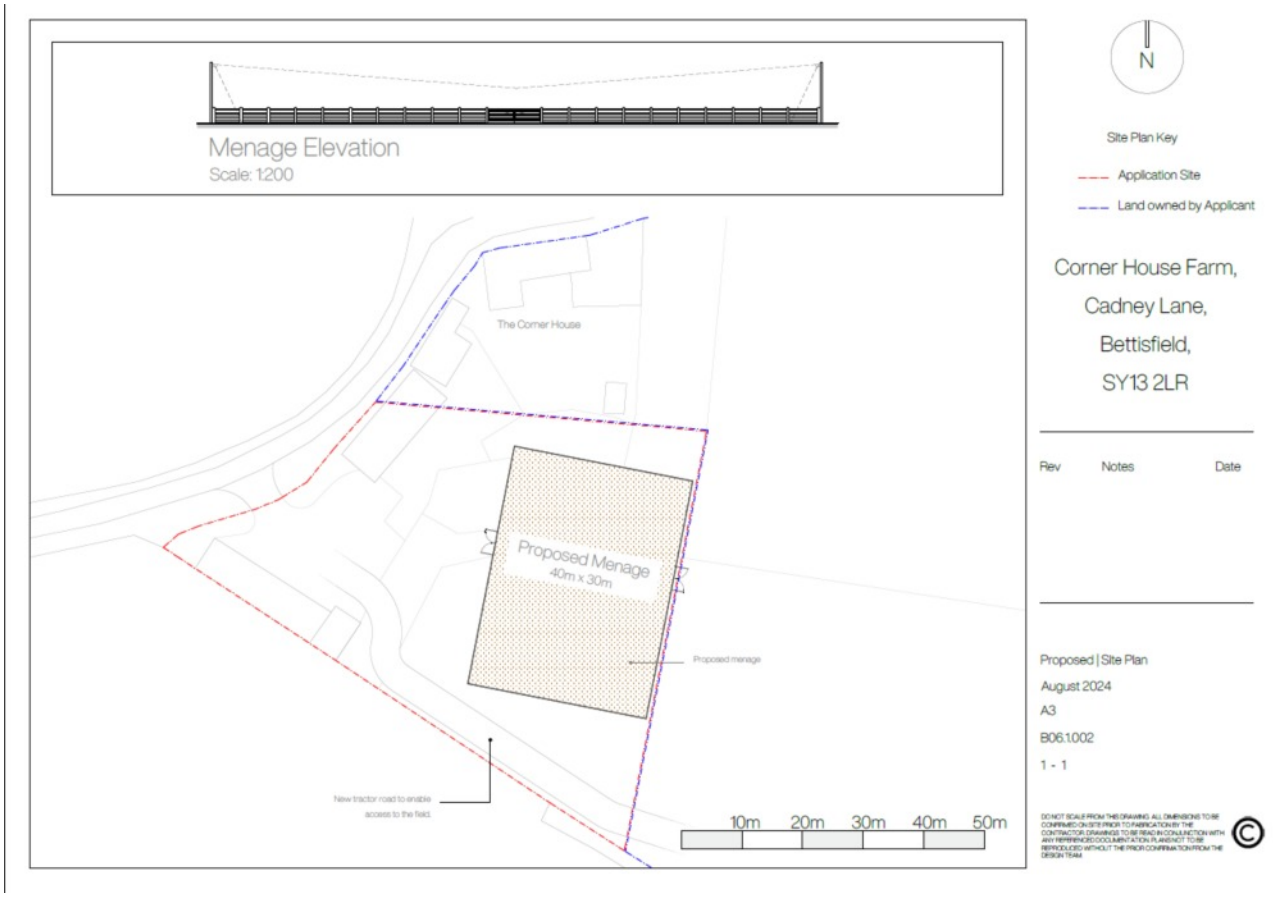




Appendix 13.4: Site Plan as Existing



Appendix 13.4: Site Plan as Proposed



Appendix 13.5: Legislation Relating to Birds

All wild birds, their nests and eggs are protected. It is an offence to intentionally:

- kill, injure or take any wild bird,
- take, damage or destroy the nest of a Golden Eagle, White-tailed Eagle or Osprey (even if disused),
- take, damage or destroy the nest of any wild bird whilst it is in use or being built,
- take, damage or destroy an egg or any wild bird,
- possess any live or dead wild bird or the egg of any wild bird, or any derivative

Many rare birds are listed on Schedule 1, which makes it an offence to intentionally or recklessly:

- disturb a Schedule 1 bird while it is building a nest or is in, on or near a nest containing eggs or young; or
- disturb dependent young of such a bird

Natural Resources Wales (NRW) issues licences for specific purposes, so that you can undertake legitimate work without breaking the law. See ‘Bird licensing’ for more information.