Ecological Impact Assessment at Greenfield Kennels, Bronington, Whitchurch, Shropshire, SY13 3HR On 27th April, 11th May and 9th June 2026

Report completed 25th August 2026
Ref: GR0426

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:
Tom Davies
Site address

Contents

Section	Title	Page
1	Summary	3
2	Introduction	4
3	Methodology	4
3.1	Scope	4
3.2	Desk Study	5
3.3	Field Survey	5
4	Baseline Ecological Conditions/Results	6
4.1	Designated Sites	6
4.2	Habitats	6
4.3	Species and Species Groups	6
5	Description of the Development	7
6	Assessment of Effects and Mitigation Measures	7
6	Method Statement with Regard to Bats	8
7	Compensation	9
8	Enhancement Recommendations	9
9	Ecological Constraints	9
10	Monitoring	9
11	Conclusions	9
12	Bibliography	9
13	Appendices	10
13.1	Activity Surveys	10
13.2	Aerial Photographs Showing Positions of Observers	11
13.3	Location Map with Zones of Influence	11
13.4	Photographs	12
13.5	Plans	15
13:6	Legislation Relating to Bats	16
13:7	Legislation Relating to Birds	17

1. Summary

The purpose of the report is to assess the potential ecological impacts of proposed work at a dwelling at Greenfield Kennels and advise on any mitigation measures to comply with local planning policy and government legislation.

The proposed scheme involves the demolition of a single storey extension and the addition of a two storey extension to the south east side of the house. The kennels will also likely be demolished at some stage.

The building and adjacent land were examined to establish the presence of or evidence of use by protected species of animals. A visual inspection was carried out to assess the potential or actual use by bats and birds, of the exterior and interior of the buildings. Dusk emergence surveys were carried out on the house.
No evidence of use by bats was found. Sparrows were found to be using the single storey extension.

If any birds should gain access to the building and begin constructing nests during the development, then the work in that area must stop until the young have left the nests.
There is not considered to be any threat to the conservation status of bats or significant danger of harm to individuals. However, 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/
If any bats are discovered during the work then work in that area should stop and a licensed bat worker contacted for advice.

Bat and bird boxes will be required to ensure a net biodiversity benefit.

If the recommended mitigation and enhancement measures are taken there should be no impact on conservation status or danger of harm to any species and no loss of roosting sites, and a gain in biodiversity.

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 2025-86379-CL18-BAT (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 the owners.
The site comprises a brick semi detached dwelling surrounded by hard standing and short vegetation, also a former kennels surrounded by short vegetation.
The proposed scheme involves the addition of a two storey extension to the south east side of the house. The kennels will also likely be demolished at some stage.
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 work. 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 ecological impact assessment, 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 and birds.
Dusk emergence surveys were carried out in accordance with *Bat surveys for professional ecologists: Good Practice Guidelines (3rd Edn)* (Collins 2016) and the Interim Guidance Note: Use of night vision aids for bat emergence surveys and further comment on dawn surveys (*Bat Conservation Trust, May 2022*)

.

3.3. Field Survey

The building was examined to establish the presence of or evidence of use by protected species of animals. A visual inspection was carried out to assess the potential or actual use by bats and birds, of the exterior and interior of the building. It was searched systematically for any signs of bats, including droppings, rub marks and urine stains at entrances to roosts and insect remains, such as moth or butterfly wings. Crevices were checked where possible.
Powerful lamps (LED Lenser P7) were used for examination under eaves. Binoculars were used to examine parts which were not otherwise accessible. Photographs were taken of all areas and those of relevance are shown in the appendices.

The preliminary survey was carried out on 27th April 2026 by Susan Worsfold. The building was assessed as having moderate potential for use by bats due to its location, structure, access to the roof and lack of physical evidence of bat use.

One dusk emergence survey was carried out on 11th May and 6th June 2026 by Susan Worsfold. This was done in accordance with *Bat surveys for professional ecologists: Good Practice Guidelines (3rd Edn)* (Collins 2016) and the Interim Guidance Note: Use of night vision aids for bat emergence surveys and further comment on dawn surveys (*Bat Conservation Trust, May 2022*)
A frequency division detector, Echo Meter Touch 2, was used to record any bat sounds around the building for later analysis on the computer. The whole area to be affected was in view of the observer and an infrared night vision aid (NVA) was used alongside the observer. This was a Nightfox Whisker mounted on a tripod, with an additional IR. Footage from this was examined after light had deteriorated to a point where the observer could no longer rely on their vision, and also to reinforce certainty about potential emergences.

4. Baseline Ecological Conditions/Results

4.1 Designated Sites

The nearest designated site is Midlands Meres and Mosses Phase 2 (Ramsar), Fen's Whixall and Bettisfield Mosses (NNR) and Fen's Whixall, Bettisfield, Wem and Cadney Mosses (SSSI and SAC) 550 m east.

4.2 Habitats

Site: Rural location. The building is surrounded by hard standing and short vegetation on all sides. Adjacent land was pastoral/arable. The nearest pond shown on maps was 90m north east and there were two others within 250 m according to maps. The nearest significant woodland was 250m east. There is a good network of hedgerows surrounding the site, with some tress.
House: Currently unoccupied. It is of one two storeys with no visible loft. Walls were of brick with no cavity, plastered and painted internally. Doors and windows were intact. The roof was of slate, pitched, with some loose and damaged slates. There were verge boards at the gable ends. The single storey extensions were of brick with flat roofs and wood fascias. The main building had moderate potential for use by bats.
Kennels: Brick walls, corrugated steel roof, unlined. Negligible potential for use by bats.

4.3 Species and Species Groups

Birds
There were sparrows nesting in the wall of the south east extension of the house, via a small hole. One was seen to leave and enter repeatedly during the first emergence survey.

Bats
No bats were seen to emerge from the building. The site is suitable for foraging and commuting bats. Two species of bat were recorded during the surveys.

Great Crested Newts
There were no suitable ponds within influencing distance of the site. The nearest pond appears temporary and unsuitable even when water is present. Due to lack of vegetation. In any case the footprint of the new extension will be small and on hard standing.

Other protected species
There was no evidence of use by badgers and the site was not suitable for use by any other protected species.

5. Description of the Development

The proposed scheme involves the addition of a two storey extension to the south east side of the house. This will involve demolition of the existing single story extension at the south east side. The kennels will also likely be demolished at some stage.

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 small scale of the development and distance from the sites.

Habitats:
No priority habitat is affected by the proposal. No significant vegetation is to be lost.

Species:

Birds
The access point for the sparrow which was identified during the surveys should be monitored before demolition of the south east extension.
If any birds should gain access to the building and begin constructing nests during the work, then work in that area must stop until the young have left the nests.

Bats
There is not considered to be any threat to the conservation status of bats or significant danger of harm to individuals. However, 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/
If any bats are discovered during the work then work in that area should stop and a licensed bat worker contacted for advice.

Residual Effects
None anticipated.

8. Enhancements

An integrated crevice dwelling bat box to be incorporated into the extension at the south east side, e.g. Ibstock Enclosed Bat Box 'C' available from NHBS. Other types may be suitable. Further information is given in the bat box information pack available at https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes.
One integrated bird box suitable for small birds such as robin, tit species and sparrow e.g. Bird Block available from NHBS to be fitted to the north west side. Other types may be suitable.
Bat and bird boxes should be placed at least 2 m from the ground. They are available from NHBS, Wildcare and other suppliers.

9. Ecological Constraints

None identified.

10. Monitoring

Not considered necessary.

11. Conclusions

If the recommended mitigation and enhancement measures are taken there should be a 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

Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora available at: jncc.defra.gov.uk

Google Maps available at: https://maps.google.com/maps

Magic Maps available at: http://magic.defra.gov.uk

Mitchell-Jones, A. J. (2004) *Bat Mitigation Guidelines,* Peterborough: English Nature

Mitchell-Jones, A. J. and McLeish, A. P. (2004) *Bat Worker's Manual,* Peterborough: Joint Nature Conservation Committee

UK BAP Priority Habitats available at: jncc.defra.gov.uk

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

Appendix 13.1: Activity Surveys

Survey Conditions

Date	Sunset/ Sunrise	Start Time	End Time	Temp. Start °C	Temp. End °C	Cloud %	Wind 0-6	Rain
11/5/26	20:56	20:40	22:30	9	8	5	1	None
9/6/26	21:36	21:20	23:05	12	12	60	0	None

Observer or area	*Equipment*
Sue Worsfold (SW) east corner	Echo Meter Touch 2 + Nightfox Whisker

11/5/26

Bats recorded:

First bat: Common pipistrelle (*Pipistrellus pipistrellus*) 21.45
Others:
Myotis sp. Probably Daubenton's (*Myotis daubentonii*)

Bats observed:
21.45 1 bat flew S to N

9/6/26

Bats recorded:

First bat: Common pipistrelle (*Pipistrellus pipistrellus*) 22.09
Others:
None

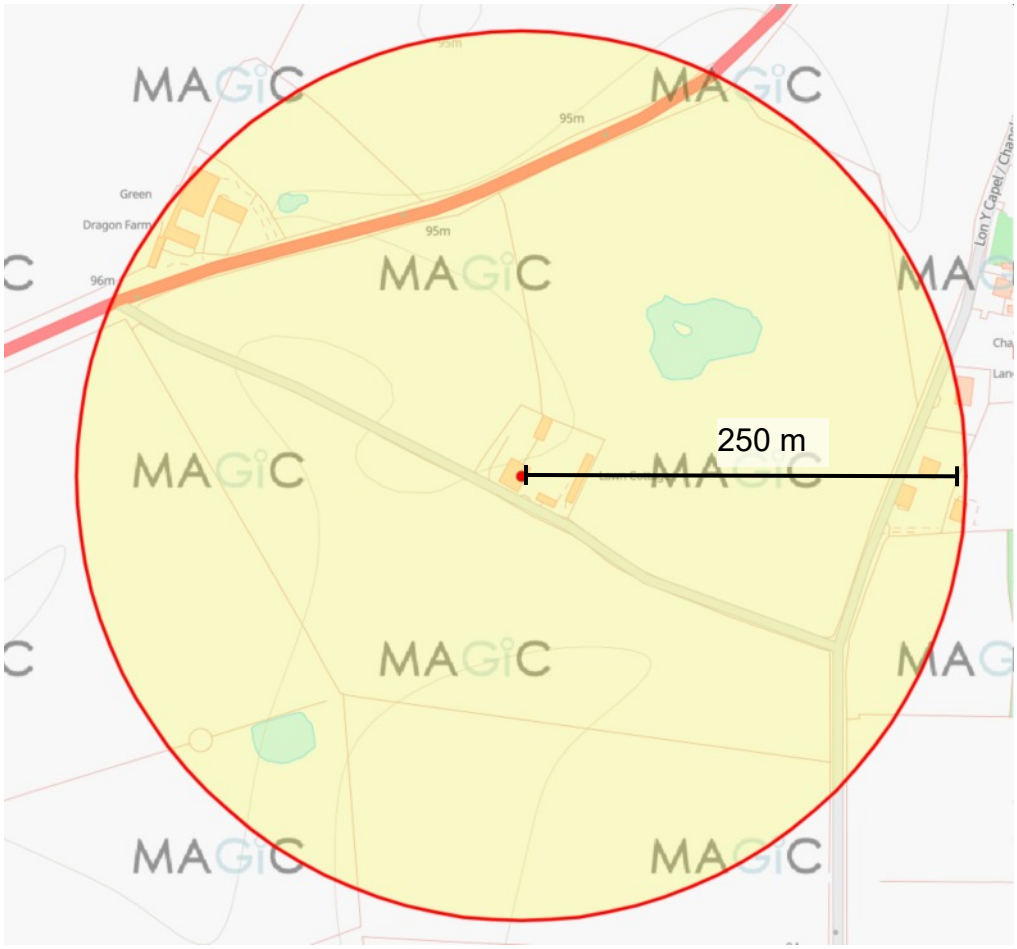
Bats observed:
22.09 1 bat flew S to N
Subsequent occasional brief passes

Appendix 13.2: Aerial Photograph Showing Position of Observers



N

Appendix 13.3: Location map with Zones of Influence



Appendix 13.4: Photographs - House









Appendix 13.4: Photographs - Kennels













Appendix 13.4: Photographs from NVA



Appendix 13.5: Plans



Appendix 13.6: Legislation Relating to Bats

All bat species, their breeding sites and resting places are fully protected by law - they're European protected species.

You may be able to get a licence from Natural England if you can't avoid disturbing them or damaging their habitats, or if you want to survey or conserve them.

What you must not do
You're breaking the law if you do certain things including:
- deliberately capture, injure or kill bats
- damage or destroy a breeding or resting place
- obstruct access to their resting or sheltering places
- possess, sell, control or transport live or dead bats, or parts of them
- intentionally or recklessly disturb a bat while it's in a structure or place of shelter or protection

Either or both of the following could happen if you're found guilty of any offences:
- you could be sent to prison for up to 6 months
- you could get an unlimited fine

Activities that can harm bats
Activities that can affect bats include:
- renovating, converting or demolishing a building
- cutting down or removing branches from a mature tree
- repairing or replacing a roof
- repointing brickwork
- insulating or converting a loft
- installing lighting in a roost, or outside if it lights up the entrance to the roost
- removing 'commuting habitats' like hedgerows, watercourses or woodland
- changing or removing bats' foraging areas
- using insecticides or treating timber

In many cases you should be able to avoid harming the bats or damaging or blocking access to their habitats.
A bat survey will show what type, how many and how the bats are using the building or area so you can plan to avoid harming them.

If you can't avoid harming bats or their habitats, you can apply for a mitigation licence from Natural England.

Appendix 13.7: Legislation Relating to Birds

All wild bird species, their eggs and nests are protected by law. You must always try to avoid harming birds or to use measures which do not kill or injure them before considering taking harmful action.

In most cases you should be able to avoid harming wild birds by:

- timing your work to avoid the breeding season
- using a range of methods that deter but don't harm them

In exceptional cases the law allows certain exemptions to permit legal activities (such as a development with planning permission) and where avoiding harm isn't possible.

What you must not do:

You're breaking the law if you:

- intentionally kill, injure or take wild birds
- intentionally take, damage or destroy a wild bird's nest while it's being used or built
- intentionally take or destroy a wild bird's egg
- possess, control or transport live or dead wild birds, or parts of them, or their eggs
- sell wild birds or put them on display for sale
- use prohibited methods to kill or take wild birds

Some birds, known as 'schedule 1 birds', e.g. barn owls, have extra legal protection. For these bird species it's also an offence to do the following, either intentionally or by not taking enough care:

- disturb them while they're nesting, building a nest, in or near a nest that contains their young
- disturb their dependent young

You could get an unlimited fine and up to 6 months in prison for each offence if you're found guilty.

Activities that can harm birds

These activities can affect wild birds, particularly during breeding season:

- trimming or cutting trees, bushes, hedges and rough vegetation
- renovating, converting or demolishing a building
- creating disturbance, e.g. noise, lighting and vibration
- taking actions to prevent problems, e.g. shooting birds or removing nests

When you can get a licence

There are no licensing purposes to permit development or construction but there are ways you can continue development or construction when birds are present. These activities should rely upon the legal exemptions. You must make sure that you can comply fully with the terms of the exemption so that you don't break the law.

You can apply for a licence from Natural England in certain circumstances and for certain problems.

Licences are available for disturbing or harming birds for a limited number of reasons that include:

- preserve public health and safety
- preserve air safety
- do work for science, education or research
- prevent damage to crops or animal feed
- conserve plants and animals (including other wild birds)
- prevent damage to fisheries
- take part in photography, falconry, keeping or breeding birds