



Land adjacent to 36 Bath Road, Bradford-on-Avon,
BA15 1SR

Preliminary Ecological Appraisal



September 2025

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The results of the survey and assessment work undertaken by All Ecology are representative at the time of surveying.

Every endeavour has been made to identify the presence of protected species on site, where this falls within the agreed scope of works.

The flora and fauna detailed within this report are those noted during the field survey and from anecdotal evidence. It should not be viewed as a complete list of flora and fauna species that may frequent or exist on site at other times of the year.

Up to date standard methodologies have been used, which are accepted by Natural England and other statutory conservation bodies. No responsibility will be accepted where these methodologies fail to identify all species on-site.

All Ecology cannot take responsibility where Government, national bodies or industry subsequently modify standards.

All Ecology cannot accept responsibility for data collected from third parties.

Reference to sections or particular paragraphs of this document taken out of context may lead to misrepresentation.

Summary

In July 2025, All Ecology was commissioned to undertake a Preliminary Ecological Appraisal of a site known as Land adjacent to 36 Bath Road, Bradford-on-Avon, BA15 1SR. The site comprises a number of buildings that are currently used for commercial garaging and storage. These are mix of flat roof garages and stone outbuilding situated around areas of hard standing. There is a small paddock at the rear of the site. The site is partially enclosed by fencing, hedges and the buildings themselves, with some parts of the boundary open to the adjacent property, 36 Bath Road.

The site is the subject of a proposed planning application for Part demolition of existing commercial garages and associated storage buildings and erection of two self-build dwellings (use class C3) including parking, landscaping and associated works.

The effect of the development has been considered and key constraints identified. The site is composed of common habitats that are of low to moderate ecological value and only low value habitats would be lost. Any impacts as a result of loss/changes to these habitats are considered to be negligible.

The site provides potential habitat for fauna. The following require further consideration/action.

Bats – No evidence of bats was recorded associated with the buildings. The majority of the buildings have negligible potential for roosting bats but taking into account the nature of Buildings 1, 2 and 7, which had a number of potentially suitable roosting features, these were classified as being low potential. A dusk emergence survey is required to conclude presence or likely absence of roosting bats in accordance with survey guidelines.

Birds – The hedge and the buildings provide nesting opportunities for common bird species. No further surveys required at this time but building or habitat clearance works should be scheduled to commence outside the bird nesting season of March to August. Works within this period should be preceded by a nesting bird survey.

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1.0 Introduction

Background

- 1.1 In July 2025, All Ecology was commissioned to undertake a Preliminary Ecological Appraisal of a site known as Land adjacent to 36 Bath Road, Bradford-on-Avon, BA15 1SR. The site comprises a number of buildings that are currently used for commercial garaging and storage. These are a mix of flat roof garages and stone outbuilding situated around areas of hard standing. There is a small paddock at the rear of the site. The site is partially enclosed by fencing, hedges and the buildings themselves, with some parts of the boundary open to the adjacent property, 36 Bath Road.
- 1.2 The site is the subject of a proposed planning application for Part demolition of existing commercial garages and associated storage buildings and erection of two self-build dwellings (use class C3) including parking, landscaping and associated works.

Objectives and Aim

- 1.3 The main objectives and aim of the survey were to identify features of ecological interest, undertake a basic search of habitats present for evidence of use, or potential use, by protected species, and to identify any other possible ecological constraints to the proposed redevelopment.

Site Location



Figure 1: Site location plan.

Aerial Photograph

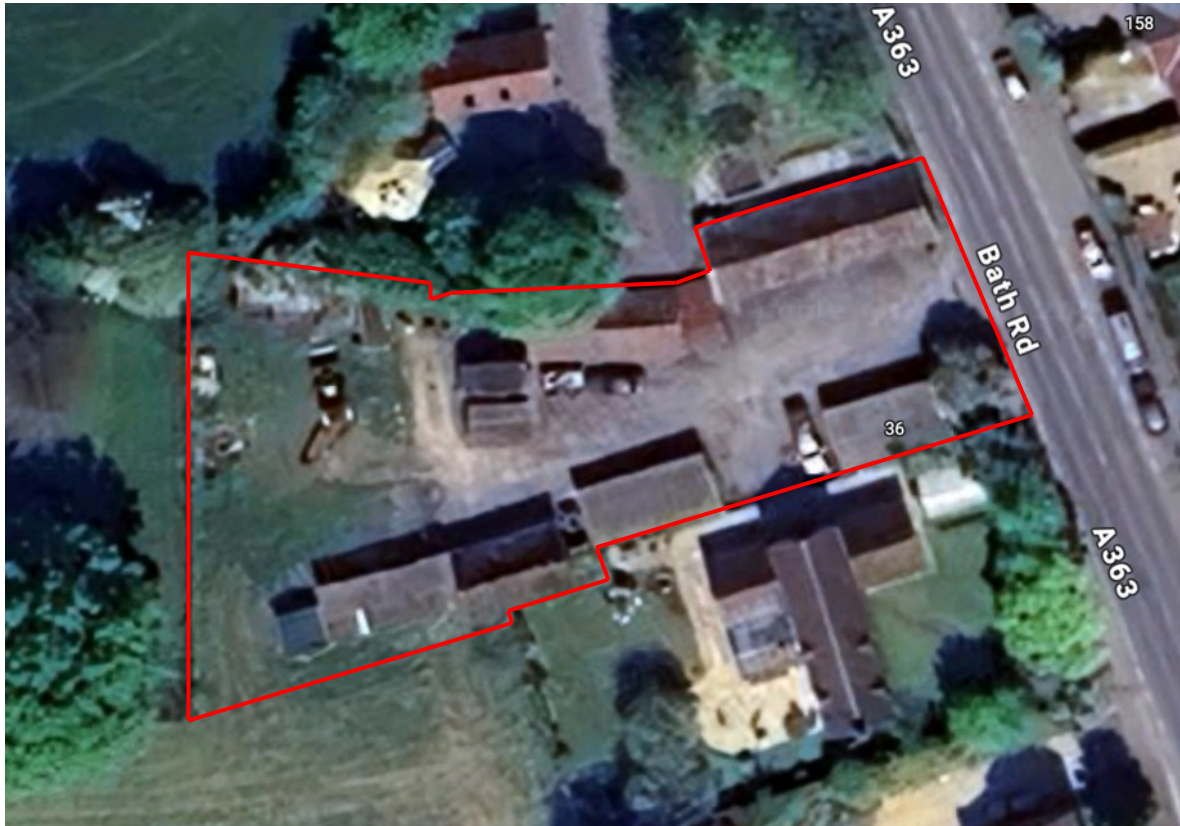


Figure 2: Aerial view.

2.0 Methodology

Personnel

- 2.1 The survey was carried out by James Godbeer BSc Hons MCIEEM, an ecologist with over 18 years' experience working as a consultant. James has extensive experience of managing environmental contracts, and particular experience in surveying, assessment and mitigation for rare and protected species. He has considerable knowledge of the development and planning process including Ecological Impact Assessments, sustainable ecological design and he has completed ecology chapters of Environmental Statements. James holds a number of protected species licences including bats (all species, all counties, Class Licence Registration No. 2015-12313-CLS-CLS), and Great Crested Newts (Class Licence Registration No. 2019-44282-CLS-CLS). He has successfully obtained European Protected Species mitigation licences for a number of bat species including Lesser Horseshoe, Greater Horseshoe, Serotine, Brown Long-eared, Common Pipistrelle and Natterer's bats, for a number of roost types including maternity and hibernation sites.

Desk Survey

- 2.2 In order to compile background information on the site and immediate surroundings Wiltshire & Swindon Biological Records Centre (WSBRC) was contacted.
- 2.3 Information requested was as follows:
- Statutory site designations on or within 1 km of the site.
 - Non-statutory site designations on or within 1 km of the site.
 - Records of protected species within the 1 km of the site.
 - Records of rare or notable species within the 1 km of the site.
- 2.4 Online OS maps and aerial photographs were inspected for the presence of ponds in the surrounding area. Additionally, MAGIC (Multi-Agency Geographic Information for the Countryside, 2025) was used to establish the distance and direction of statutory and non-statutory designated sites and species records within the search area.

Field Survey

Habitats

- 2.5 The site was visited on the 30th July 2025 and surveyed in accordance with the Joint Nature Conservation Committee (JNCC) Phase I Habitat Survey methodology (JNCC, 2010). This technique provides an inventory of the basic habitat types present and allows identification of areas of greater potential that might warrant further study.
- 2.6 In addition to Phase I, UK Habitat Classification (UKHab) methodology was also used to categorise and map the primary habitat types present within the survey area using a standard set of habitat categories, with associated secondary codes/features identified where applicable (UKHab Ltd, 2023). Details of current management and habitat condition have also been recorded where appropriate.

Fauna

- 2.7 The buildings were inspected externally and internally following the methodology set out in the Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines. 4th Ed (Collins, 2023).
- 2.8 The site and surroundings where access was available, were searched for signs of Badgers. These include setts, latrines, dung pits, snuffle marks or hairs caught in hedges or on fencing.
- 2.9 Incidental observations of invertebrates and birds were recorded and a search made for any signs of previous nesting.
- 2.10 There were no refuges on site to be inspected for reptiles. There are no ponds on-site, or any in the surrounding area that are not isolated by road and buildings. HSI Assessments were therefore not required.

Equipment

- 2.11 Equipment used to aid the survey included binoculars, ladder, torch and a camera.

Valuation of Ecological Features

- 2.12 The valuation process used in this report follows the Guidelines for Ecological Impact Assessment in the UK and Ireland from the Chartered Institute of Ecology and Environmental Management (CIEEM, 2018).
- 2.13 The presence of injurious and legally controlled weeds has also been taken into account.

Nomenclature

- 2.14 The English name only of flora and fauna species is given in the main text of this report; however, scientific names are used for invertebrates where no English name is available. Vascular plants and charophytes follow the nomenclature of The Botanical Society for the British Isles (BSBI) 2007 database (BSBI, 2007) with all other flora and fauna following the Nameserver facility of the National Biodiversity Network Species Dictionary (<http://www.nhm.ac.uk/nbn/>), which is managed by the Natural History Museum.

Limitations

- 2.15 There were no limitations to undertaking the survey in accordance with the stated methodology.

3.0 Results

Desk Study

- 3.1 There are no statutory designated sites within 1 km of the site:
- 3.2 There are two non-statutory sites within 1 km of the site:
- Bristol Avon River Local Wildlife Site. One of the main river systems draining northwest Wiltshire – 800 m to the south
 - Bridge Street, Bradford-on-Avon Local Geological Site – Old quarry and freestone mine – 950 m to the south.
- 3.3 These sites are well removed from the application site and there is no reasonable likelihood of any direct impacts arising as a result of the proposed minor development.
- 3.4 The site falls within Bath and Bradford-on-Avon (BoA) Bat Special Area of Conservation (SAC) consultation zone.
- 3.5 WSBRC provided the following notable and protected species within 1 km of the site:
- **Amphibians** – Common Toad, Common Frog and Great Crested Newt.
 - **Mammals** – Otter, Badger, Hedgehog, Water Shrew, Brown Hare, Water Vole, Barbastelle, Serotine, Myotis species, Bechstein's Bat, Brandt's Bat, Daubenton's Bat, Whiskered Bat, Natterer's Bat, Leisler's Bat, Noctule, Common Pipistrelle, Soprano Pipistrelle, Brown Long-eared Bat species, Greater Horseshoe, Lesser Horseshoe.
 - **Birds** – Sparrowhawk, Red Kite, Osprey, Mallard, Common Scoter, Swift, Black-headed Gull, Herring Gull, Common Gull, Lesser Black-backed Gull, Yellow-legged Gull, Golden Plover, Lapwing, Grey Heron, Cattle Egret, Little Egret, Stock Dove, Kingfisher, Cuckoo, Merlin, Peregrine, Hobby, Kestrel, Lesser Redpoll, Skylark, Meadow Pipit, Tree Pipit, Cetti's Warbler, Greenfinch, Hawfinch, Whitethroat, Dartford Warbler, House Martin, Yellowhammer, Reed Bunting, Linnet, Grey Wagtail, Spotted Flycatcher, Wheatear, House Sparrow, Redstart, Willow Warbler, Marsh Tit, Dunnock, Bullfinch, Starling, Firecrest, Redwing, Song Thrush, Fieldfare, Mistle Thrush, Barn Owl.
 - **Reptiles** – Slow-worm, Grass Snake, Adder and Common Lizard.
 - **Insect** – Small Heath, Wall, Scarce Chaser, Common Darter, Grey Dagger, Knot Grass, Beaded Chestnut, Green-brindled Crescent, Mouse Moth, Centre-barred Sallow, Mottled Rustic, Small Square-spot, Dusky Thorn, Small Emerald, Ghost Moth, Rustic, Dot Moth, White Ermine, Buff Ermine, Blood-vein, Oak Hook-tip, Wood White, Golden-haired Robberfly, Sharp-collared Furrow Bee and Brown Tree Ant.

Field Survey

3.6 The following table presents a description of the habitats present.

Table 1: Details of habitats present on and bordering the site.

Habitats	Description
Buildings (u1b5)	The site has a number of buildings including garages, barns and stables. Further details are presented in Table 3.
Hard standing (u1b – developed land; sealed surface)	The buildings are set around an open area of tarmac that extends across the majority of the site.
Poor semi-improved grassland (g4 – modified grassland)	The west portion of the site is an area of grassland that does not appear to be regularly managed but is generally a species-poor sward. It is dominated by Perennial Rye-grass with frequent Fescue sp., Dandelion, White Clover and Ribwort Plantain, and occasional Black Medick, Self-heal and Yarrow. At the peripheries are occasional Red Clover, Perennial Sow-thistle, False Oat-grass, Common Nettle, Creeping Cinque-foil, Broad-leaved Dock and Dove's-foot Crane's-bill.
Species-poor hedge (h2a – native hedgerow)	There is an over grown hedge on the west half of the north boundary formed by Hawthorn, Elder, Hazel and overgrown with Ivy.
Fence	A metal mesh fence is present along the west boundary of the site.



1: View of the hard standing and buildings.



2: Poor semi-improved grassland at the rear of the site.



3: Overgrown hedge on part of the north boundary.

Fauna

3.7 The following table presents the nature of the habitats surrounding the building and connectivity into the wider area in relation to their potential importance to bats.

Table 2: Details of habitats in relation to foraging and commuting bats.

Habitats	Description
Immediate surroundings	The buildings are surrounded by a hard standing to their fronts with adjacent gardens to the rear and the small area of grass in the west portion of the site, which extends off-site to a play area. Road is adjacent to the east boundary.
Connectivity	The site is largely unvegetated with poor connectivity to the wider landscape with the north hedge providing limited connectivity into the immediate surroundings before terminating.
Wider Landscape	The site is located on the edge of an urban area with open countryside extending away to the northwest where woodland is present.
Potential for presence on site and site value	The site offers poor habitat for bats and opportunities for foraging and commuting are minimal. It is expected that bat activity associated with the site will be limited. Vegetation present provides limited habitat where invertebrates will be present and at least small numbers of common species are likely to forage. However, the site is small and any significant value of the site itself for bats is associated with any potential for roosting.

3.8 The following tables present description of the buildings in terms of their general characteristics, and their potential for roosting bats.

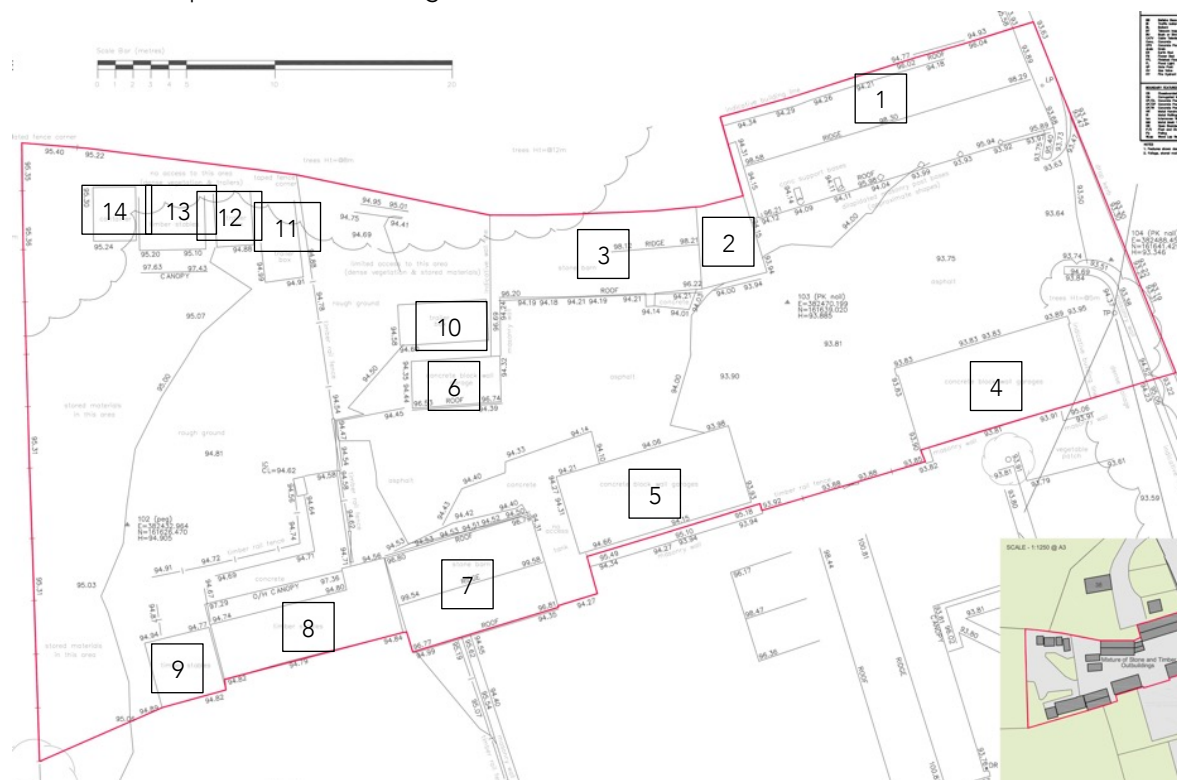


Figure 3: Building Location Plan.

Table 3: Building 1.

Building 1 - Range	Description
External	General: An open fronted range with garage section, currently used for storage vacant church building with both two and single storey sections. Roof: Clay plan-tile of gable end construction. Walls: Solid stone walls. Eaves: Open eaves. Verges: Parapet walls. Cladding: None. Dormer windows: None. Chimneys: None.
Internal	General: The building is open throughout with the exception of a partial wall spearting the garage section from the main section. The main interior is well-lit through the open front and numerous gaps under tiles. Roof Structure: Traditional timbers of rafters, principal rafters

	Roof Lining: None. Insulation: None. Roof Voids: No enclosed roof voids. Other: N/A.
Potential access points	The interior of the building is directly accessible through the open front. Numerous gaps under tiles and at the eaves.
Potential roosting features	Although the main interior of the building is accessible to bats, this is deemed generally unsuitable for roosting as it is well-lit and no evidence of bats was recorded. A small number of gaps under roof tiles allow potential access for bats to small crevices under tiles and there numerous gaps in timber work and along the tops and within the stone walls No evidence of bats was recorded associated with the building.
Evaluation	No evidence of bats was found and the main interior is generally unsuitable being well lit and draughty. There were however a large number of minor crevices throughout that could used by individual or low numbers of bats. The building is classified as providing low potential for roosting bats.



4: Front (east) elevation.



5: Rear (west) elevation.



6: Interior – main section.



7: Garage section interior.

Table 4: Buildings 2 and 3.

Buildings 2 and 3 - Garages	Description
External	General: Stone garage block with attached timber garage. Roof: Clay plan-tile of gable end construction on Building 3. Corrugated sheet metal on Building 2. Walls: Solid stone walls and timber plank with metal garage doors. Eaves: Open eaves. Verges: Timber end rafters and open. Cladding: None. Dormer windows: None. Chimneys: None.
Internal	General: The buildings are open throughout with no enclosed roof voids. Roof Structure: Traditional timbers of rafters and purlins. Roof Lining: Bitumen felt but largely deteriorated. Insulation: None. Roof Voids: No enclosed roof voids. Other: N/A.
Potential access points	The interiors of the buildings are directly accessible through numerous gaps under tiles and at the eaves.
Potential roosting features	The main interiors of the buildings are accessible to bats and are mostly dark spaces which are partially lit through gaps at the eaves. Building 2 is generally unsuitable on account of its sheet metal roof but Building 3 has numerous small crevices under tiles and there are gaps in timber work and along the tops and within the stone walls No evidence of bats was recorded associated with the building.
Evaluation	No evidence of bats was found but the main interior is generally dark being well lit and there are a large number of minor crevices throughout that could used by individual or low numbers of bats. The building is classified as providing low potential for roosting bats.



8: Building 2.



5: Building 9.



6: Building 10 – west elevation.



7: Building 11 interior.

Table 5: Buildings 4, 5 and 6.

Buildings 4, 5 and 6 – Modern/Stone garages	Description
External	General: Modern garages. Roof: Corrugated asbestos/cement board Walls: Concrete block (Building 6 also has a partial stone wall) Eaves: Open eaves. Verges: Open. Cladding: None. Dormer windows: None. Chimneys: None.
Internal	General: Garages used for storage. Roof Structure: Traditional timbers of rafters, principal rafters Roof Lining: None. Insulation: None. Roof Voids: No enclosed roof voids.

	Other: N/A.
Potential access points	The interiors of the buildings are accessible through gaps at the eaves between the walls and roof sheets.
Potential roosting features	Minor gaps along the tops of the walls but the interiors are not suitable. A full inspection of the gaps did not find any evidence of bats
Evaluation	No evidence of bats was found after a full inspection of minor gaps. The building is classified as having negligible potential for roosting bats.



8: Building 4.



9: Building 5.



10: Building 6 – front.



11: Building 5 – rear.

Table 6: Building 7.

Building 7	Description
External	General: Stone garage block. Roof: Clay plan-tile of gable end construction. Walls: Solid stone walls with metal garage doors. Eaves: Open eaves. Verges: Timber end rafters. Cladding: None. Dormer windows: None.

	Chimneys: None.
Internal	General: The building interior is separated into ground floor garages with a first floor set within the roof void. Roof Structure: Traditional timbers of rafters and purlins. Roof Lining: Lath and plaster. Insulation: None. Roof Voids: The first floor is an enclosed roof void access through a hatch and hay loft door. Other: N/A.
Potential access points	Gaps around the doors, gaps in the hayloft door and numerous gaps in the verge mortar and between tiles.
Potential roosting features	The main interior of the building is accessible to bats and are mostly dark spaces which are partially lit through gaps at the eaves and around doors. There are numerous small crevices under tiles and there are gaps in timber work and along the tops, and within, the stone walls No evidence of bats was recorded within the building.
Evaluation	No evidence of bats was found but the main interior is generally dark being well lit and there are a large number of minor crevices throughout that could be used by individual or low numbers of bats. The building is classified as providing low potential for roosting bats.



12: Building 7 – front.



13: Building 7 – rear.



14: Building 7 – ground floor.



15: Building 7 – roof void.

- 3.9 Buildings 8 to 14 are unsuitable for roosting bats being makeshift stables and metal sheds and a container.



12: Building 8.



13: Building 9.



14: Buildings 11 to 14.

- 3.10 The following table assesses the potential for other protected species to be present.

Table 7: Protected Species Assessment

Fauna	Description
Badgers	Habitats: The site provides minimal foraging habitat and no potential for the construction of setts. Presence/absence: Badgers will be generally absent from the site.
Other Mammals	Habitats: The site is dominated by hard standing and buildings, therefore providing very little value to mammals. Presence/absence: No evidence of presence. Common urban mammals may pass through the site occasionally. Protected or notable species are expected to be generally absent.
Birds	Foraging Habitats: The site provide some limited foraging habitat for common species in the hedge and grassland. Nesting Habitats: The hedge provides nesting opportunities. Birds may also nest within the buildings where there are potential access points and internal crevices and ledges.. Presence/absence: No birds were recorded on site and no evidence of previous nesting was noted. Birds may nest in the future but only common small bird species are expected.
Reptiles	Habitats: Not suitable. Presence/absence: Absent.

Amphibian	Terrestrial Habitats: The site is dominated by hard standing and buildings which provide no value. The hedge provides limited cover but is associated with buildings and grassland that lacks structure. Aquatic Habitats: None present on site or within 250 m of the site, the nearest being located 290 m to the north and poor connected to the site. Presence/absence: Great Crested Newts are expected to be absent on account of the habitats on site and distance to any ponds in the wider landscape.
Invertebrates	Habitats: The hedges and grassland provide some limited invertebrate habitat. The site is dominated by hard standing and buildings which is poor habitat. Presence/absence: Limited numbers of common invertebrates are expected to be present. The potential for notable species to be present is negligible.

4.0 Development Constraints and Recommendations

Development Proposals

- 4.1 The site is the subject of a proposed planning application for Part demolition of existing commercial garages and associated storage buildings and erection of two self-build dwellings (use class C3) including parking, landscaping and associated works.

Habitats

- 4.2 The site is composed of common habitats that have generally low to moderate ecological value. The hedge will be retained and while the grassland will be lost, this was species-poor and does not qualify as NERC priority habitat. Any impact as a result of loss/changes to habitats is considered to be negligible.
- 4.3 Where new areas of habitat are to be created consideration should be given to the seeding of these areas using appropriate seed mixes. Where possible these seeds should be locally sourced to support the genetic integrity of local wild plant populations. Where new trees or shrubs are to be planted, native tree and shrub species should be used as these are most beneficial to invertebrates, and many also produce seeds, nuts and berries that are food for native mammals and birds. Planting of non-native plant species should be limited to those that are not invasive and should prioritise those that provide a good source of nectar for invertebrates.

Fauna

Bats

- 4.4 No evidence of bats was recorded associated with the buildings. The majority of the buildings have negligible potential for roosting bats but taking into account the nature of Buildings 1, 2 and 7, which had a number of potentially suitable roosting features, these were classified as being low potential.

Table 8: Impact Assessment.

Buildings	Impact Assessment
1, 2 and 7	Roost damage/destruction: Unknown. The work would result in the loss and disturbance of bat roosts, if present. Roost modification: Unknown. Modification of roosts, if present. Roost disturbance: Potential for disturbing or injuring bats, if present when the works take place, through exposure, noise and vibration, causing them to fly during the day making them vulnerable to predation. Effect on foraging/commuting: No significant impact predicted. The site provides limited value to foraging bats and habitats suitable for commuting are absent. The effects of new lighting and changes in building layout are not expected to be significant given that bat activity associated with the site is expected to be minimal.

Further Surveys

- 4.5 Where a building contains evidence of bats or cannot fully be inspected or the presence of bats entirely ruled out, and the proposed works could impact on known roosts or potential roosting features, the building should be subject to presence/absence/roost characterisation surveys, which take the form of dusk emergence surveys with the use of night vision aids as described in the Bat Surveys for Professional Ecologists Good Practice Guidelines 4th Edition.
- 4.6 The recommended minimum number of survey visits to give confidence in a negative result and their timings are presented in the table below.

Table 9: General presence/absence survey specification for structures.

Roost Suitability	Survey Specification
Negligible	No further surveys required.
Low	Number of Survey Visits: One survey visit. Timing: May to August.
Moderate	Number of Survey Visits: Two survey visits. Timing: May to September with a least one of the surveys between May and August. Surveys should be at least three weeks apart.
High/Known Roost	Number of Survey Visits: Three survey visits. Timing: May to September with a least two of the surveys between May and August. Surveys should be at least three weeks apart.
	Dusk Survey Times: Start at 30 minutes* before sunset and end at 1.5 – 2 hours after sunset. *Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines state that dusk surveys should begin 15 minutes before sunset but repeated/the start times of subsequent surveys adjusted if bats are already in flight. 30 minutes is therefore specified to reduce the risk of having to repeat a survey as species such as pipistrelles will often emerge well before sunset.

Table 7: Required presence/absence surveys for the structures on site.

Building	Further Surveys
1, 2 and 7	Number of Surveys: The buildings are deemed to be of low suitability for roosting bats; therefore, one dusk emergence survey is required to identify any roosts or conclude absence. Required Number of Surveyors: Six.

- 4.7 The site has limited foraging and commuting habitat and it is likely that small numbers of common urban bat species will forage over and around parts of the site at times. It is recommended that any proposed external lighting be kept to minimum in line with best practice to minimise skyglow; and further recommendations are subject to the outcome of the dusk emergence survey.

Badgers and other mammals

- 4.8 Badgers will be generally absent with potential currently limited to passing common urban mammals and potentially Hedgehogs. As a precaution it is recommended that during the construction phase of the project any trenches and other excavations are back-filled before nightfall or a ramp left to allow animals to easily exit, and any open pipes larger than 150 mm should be capped off overnight.

Birds

- 4.9 The site provides limited foraging habitat and potential for nesting in/on the buildings and hedge.
- 4.10 All nesting birds are protected under The Wildlife and Countryside Act 1981 (and amendments). No further surveys are recommended at this time but as a precaution it is recommended that the any works that will impact upon nesting habitat be carried out outside of the bird-nesting season of March to August. Where this is not possible, the building and hedge would need to be surveyed for nesting birds by a suitably qualified ecologist prior to works. If they are found, then the nest and surrounding habitat must remain intact until the young have fledged.
- 4.11 The proposed development should include enhancements for nesting and foraging birds to generally enhance the site. It is recommended that any new planting on site should concentrate on species that are native to the area and ideally produce a range of seeds and berries at varying times of the year. Nectar rich plants could also be used encourage invertebrates on to the site, which in turn provide food for birds as well as other species such as bats.
- 4.12 The new buildings are likely to provide a good opportunity to enhance the site for birds and the following options could be explored for inclusion on the sides of the buildings:
- Nest boxes for Swifts could be incorporated into the eaves. These not only provide nesting sites for Swifts but can also be used by other species such as House Sparrows and Starlings.
 - House Martin nests could be provided under the eaves or on the north to east sides of the building.
 - Individual boxes, such as the Schwegler Bird Home 1MR, could also be installed at a height of at least 2 m.
 - Groups of multiple small bird boxes could also be installed at a height of least 2 m to provide nesting sites for birds such as House Sparrows.
 - Other nest boxes for birds could be installed at a height of at least 2 m on retained trees.

Invertebrates

- 4.13 The habitats on site will support a limited variety of common invertebrate species; however, potential for more notable species is negligible. Enhancement for invertebrates is advised by creating invertebrate homes for pollinators.

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