

## Wiltshire Council Planning Consultation Response

### ECOLOGY

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| <b>Officer name:</b>       | Abi Gazzard                                                                                        |
| <b>Date:</b>               | 14/01/2026                                                                                         |
| <b>Application number:</b> | PL/2025/09182                                                                                      |
| <b>Proposal:</b>           | New signage to the front elevation & at the rear carpark access with lighting over (Retrospective) |
| <b>Site address:</b>       | The Three Horseshoes, Frome Road, Bradford On Avon, BA15 1LA                                       |
| <b>Case officer:</b>       | Andrew Thomas                                                                                      |

### Recommendations:

|                                     |                                                |
|-------------------------------------|------------------------------------------------|
| <input type="checkbox"/>            | No Comment                                     |
| <input type="checkbox"/>            | Support                                        |
| <input checked="" type="checkbox"/> | No objection                                   |
| <input type="checkbox"/>            | Condition (no objection subject to conditions) |
| <input type="checkbox"/>            | Objection - further information required       |
| <input type="checkbox"/>            | Objection in principle                         |
| <input type="checkbox"/>            | HRA completed                                  |

Thank you for consulting Ecology. I have reviewed the application and supporting documents against OS Maps, aerial photography of the site and surrounding area, together with GIS layers of statutory and non-statutory designated sites and existing records of protected species.

### Information considered:

- Design and Access Statement & Heritage Statement, November 2025
- Proposed Site Plan, THS-PS-02, November 2025

The site comprises a public house where a replacement front sign and lighting is proposed (retrospective).

The site is located within 4 Greater Horseshoe core roost buffers (plus 1 parcel buffer) and 2 Lesser Horseshoe core roost buffers associated with the Bath and Bradford-on-Avon SAC. Proposals in these consultation zones are considered for their potential to result in significant adverse impact on the special features of the Bath and Bradford-on-Avon SAC.

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). This concluded that given the scale and nature of the currently proposed development which (i) proposes no loss of roosting, foraging or commuting features, and ii) proposes minimal new external lighting that is not likely to negatively affect bats (discussed further below), there is no mechanism for adverse impact on the Conservation Objectives of the SAC, and the proposal can be screened out of Appropriate Assessment.

### Lighting comments

Light fixtures have been/will be installed to illuminate the replacement sign. As per the Design and Access Statement, the lighting is to be operated during opening hours only. The light fixtures are downward-facing and appear to be similar in design and function to existing lights on a building 7m to the north.

As per streetview imagery, the sign was previously not directly illuminated. However, this elevation of the building faces a main road, and is already subject to light spill from a street lamp directly abutting the building as well as light fixtures that are already installed across the elevation. The area is subject to a high level of disturbance from, e.g., road traffic, pedestrians, and other commercial buildings on said street.

Overall, the potential impact of the (retrospective) proposal upon light-sensitive wildlife such as bats is considered to be minimal, with no key habitats or roosting features being illuminated. As such, there is no ecology objection.

**Sign off by WC Ecologist will only be given once ALL outstanding information has been submitted and agreed sufficient.**

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| <b>Ecologist</b><br>Abi Gazzard | <b>Date</b><br>14/01/2026 |
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