

7th July 2026

Planning Services
Wiltshire Council
County Hall
Bythesea Rd
Trowbridge
BA14 8JN

A A R O N
E V A N S
ARCHITECTS

Dear Planning Services

via Planning Portal

Ref: Bishopstrow House Hotel and Spa – PL/2026/02683 Discharge of Condition 3

Aaron Evans Architects have been appointed by Bishopstrow Hotel Ltd. to prepare and submit an application to discharge Condition 3 of the planning permission relating to the consented Outdoor Pool Proposals at Bishopstrow Hotel and Spa, a Grade II-listed building.

Condition 3 relates to external lighting and states as follows:

No external lighting shall be installed on site until a lighting plan that includes a Lux Plot, is submitted to the Local Planning Authority for approval. The plan will demonstrate that bat habitat (trees, scrub and hedgerows) on the perimeter of the site will remain below 0.5 lux.

All lighting provided on site shall be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals in GN01:2021, Guidance for the Reduction of Obtrusive Light, and Guidance Note GN08/23, Bats and Artificial Lighting at Night, issued jointly by the Bat Conservation Trust and the Institution of Lighting Professionals.

In support of this application, we enclose the following documents prepared by Susan Lake Lighting Design:

1. Existing External Lighting Plan (provided for comparison and context).
2. Proposed External Lighting Plan.
3. Exterior Lighting Report, including:
 - a. Design Statement;
 - b. Existing and Proposed Lighting Plans;
 - c. Existing and Proposed Lux Plots;
 - d. Lighting Concept Presentation;
 - e. Lighting Control Schedule; and
 - f. Light Fitting Schedule.

Please note that the Existing External Lighting Plan illustrates both the lighting within the red line application boundary and adjacent existing lighting outside the application area. This has been included to provide the Local Planning Authority with the necessary context in which the proposed lighting scheme has been developed and assessed.

Similarly, the Proposed External Lighting Plan includes a limited amount of lighting beyond the application boundary. These areas formed part of the earlier consent under Planning Permission PL/2023/02170, which did not include a condition relating to external lighting. They have been shown only where they are immediately adjacent to, and functionally connected with, the current

proposals to demonstrate how the overall lighting strategy operates in context. These areas comprise:

1. The pathway to the north of the site, adjacent to the existing spa changing rooms.
2. The structure to the east of the pool area, adjacent to the existing indoor spa.

We trust the enclosed information is sufficient to enable the discharge of Condition 3. However, should any further information or clarification be required, please do not hesitate to contact us.

Yours faithfully,

for **AARON EVANS ARCHITECTS LTD.**



Michael Rayne

Encs. As noted above

CC: Ian Taylor – Bishopstrow House Ltd
Jonathan Walker – Bishopstrow House Ltd