



Village Hotel, Reading

Lighting Strategy Report

On behalf of **VUR Village Trading No.1 Limited**

Project Ref: 333102256 | Rev: 1 | Date: May 2025

Registered Office: Stantec House, Kelburn Court, Birchwood, Warrington, United Kingdom, WA3 6UT
Office Address: 7 Soho Square, London, United Kingdom, W1D 3QB T: +44 (0)207 446 6888 E: london.uk@stantec.com

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	Name	Position	Signature	Date
Prepared by:	James Mosses	Lighting Consultant	JM	May 2025
Reviewed by:	Sean Blain	Engineer	SB	May 2025
Approved by:	Neil Young	Senior Associate	NY	May 2025
For and on behalf of Stantec UK Limited				

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Appendices

Appendix A – Proposed Site Plan – Studio Extension (Rev P10)

Appendix B - Illuminance & Uniformity Requirements Plan

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1 Introduction

1.1 Introduction

- 1.1.1 This Lighting Strategy Report has been prepared by Stantec UK Limited (referred to as Stantec) to support a full planning application for a proposed extension (referred to as the Proposed Development) to the Village Hotel (formally known as Crown Plaza) in Reading (referred to as the Site) on behalf of VUR Village Trading No.1 Limited (the Client).
- 1.1.2 The Site and Proposed Development does introduce lighting into an urban area with existing luminaires. This can be considered somewhat adverse within the context of dark skies, urban expansion and skyglow as any additional Artificial Lighting at Night (ALAN) is considered adverse in this category.
- 1.1.3 This Lighting Strategy looks to define the relevant standards and guidance for the lighting design, principles of construction and operational lighting which should be followed to mitigate any potential impact onto receptors within and around the Site.

1.2 Proposed Development

- 1.2.1 This assessment has been put together to support a full planning application for a single storey, front extension at the Village Hotel, Reading.
- 1.2.2 The description of the development is as follows:

Single storey, flat roof extension at the ground floor level to the front of existing hotel to create extension to fitness suite Health & Wellness Club and replacement of canopy over to main entrance associated landscaping & parking.
- 1.2.3 This assessment has been based on the Proposed Site Plan – Studio Extension Application (8425-LRW-ZZ-ZZ-DR-A-00-110 – Rev P10). This was provided by *Leach Rhodes Walker Architects* and can be found in **Appendix A**.
- 1.2.4 The assessment has also been based on the concept images shown within the Design Access Statement (8245-LRW-XX-XX-PP-A-00-003_P02).
- 1.2.5 As part of the Proposed Development, general & emergency lighting will be required to illuminate the entrance, car park, and any escape routes.

2 Legislation and Policy

2.1 Introduction

- 2.1.1 This section sets out the legislation and policy that is relevant to the assessment of obtrusive light in relation to the Site.

2.2 Legislation

Clean Neighbourhoods and Environment Act

- 2.2.1 The Clean Neighbourhoods and Environment Act 2005 (CNEA) amended Section 79 of the Environmental Protection Act 1990 by extending the statutory nuisance regime to include light nuisance, by stating the following:

“...artificial light emitted from premises so as to be prejudicial to health or a nuisance...”

“Subsection (1)(fb) does not apply to artificial light emitted from - (a) an airport; (b) harbour premises; (c) railway premises, not being relevant separate railway premises; (d) tramway premises; (e) a bus station and any associated facilities; (f) a public service vehicle operating centre; (g) a goods vehicle operating centre; (h) a lighthouse; (i) a prison.”

- 2.2.2 Therefore, since 6th April 2006, artificial light can be considered to be a statutory nuisance unless it is from exempt premises. It should be noted that road lighting is not exempt from the CNEA, although they are unlikely to qualify as a statutory nuisance as they are not strictly located on a premises.
- 2.2.3 Guidance produced by the Department of Environment, Food and Rural Affairs (DEFRA) in April 2006, on Section 101 to 103 of the CNEA, extends the duty on local authorities to ensure their areas are checked periodically for existing sources of statutory nuisances.
- 2.2.4 If a light nuisance is considered by a local authority to exist, the local authority must serve a notice on the person responsible requiring, the abatement of the nuisance, and/or restricting or prohibiting its recurrence.
- 2.2.5 Section 103 extends the defence of ‘best practical means’ to those statutory nuisances where light is emitted from industrial, trade or business premises and also from relevant outdoor sports facilities.

2.3 National Policy

National Planning Policy Framework

- 2.3.1 The National Planning Policy Framework (NPPF) was revised on the 12th December 2024. The revised NPPF includes the following reference in regards to the effects of artificial lighting.
- 2.3.2 Paragraph 198 of the NPPF states:

“Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.” (Page 57).

Planning Practice Guidance (November 2019)

- 2.3.3 This Government’s Planning Practice Guidance (PPG; published in 2014 and updated in 2021 and 2023) web-based resource presents specific guidance on light pollution (obtrusive light) presented in Paragraph: 001 – 006 that have been considered throughout this report, as set out in Table 3.1 below.

PPG Guidance	How the guidance has been considered within this report
Paragraph 1: What light pollution considerations does planning need to address?	There is potential for light from the Proposed Development to be obtrusive to people and wildlife or detract from the enjoyment of the night sky. Therefore, obtrusive light from the Proposed Development has been considered further within this report.
Paragraph 2: What factors can be considered when assessing whether a development proposal might have implications for light pollution?	This report considers where, when and how the light shines as the Proposed Development has the potential to adversely affect the use of enjoyment of nearby buildings or open spaces.
Paragraph 3: What factors are relevant when considering where light shines?	The report considers the potential for light intrusion effecting receptors outside the Site boundary which can lead to annoyance to people, compromise existing dark landscapes and affect natural systems (if relevant to the sites location) Appendix 3 sets out the lighting requirements for each area within the redline boundary
Paragraph 4: What factors are relevant when considering when light shines?	This report considers the potential for lighting including when it may be required (Section 4 sets out the Lighting Strategy during the construction and operation lighting)
Paragraph 5: What factors are relevant when considering how much the light shines?	The report considers the minimum requirements construction and operate the Proposed Development safely (Section 4) The Environmental Zone of the Site is established to ensure there is an appropriate level of lighting for the ambient lighting conditions. A framework of mitigation has been established so the light source and its spectral attributes would be considered further during the technical design process.

Paragraph 6: What factors are relevant when considering possible ecological impacts of lighting?	The report considers the effects obtrusive lighting may have on ecological receptors that are located within or in the vicinity of the Site.
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2.4 Local Policy

Reading Borough Local Plan (Adopted 2019)

2.4.1 This document provides the policy framework that will guide development in Reading up to 2036. The following policies are related to the impact of lighting:

2.4.2 **Policy CC8: Safeguarding Amenity states that:**

'Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

- *Artificial Lighting*

3 The Site and Proposed Development

3.1 Baseline Conditions

- 3.1.1 The baseline lighting conditions have been determined through a desk-based study of publicly available information. No site survey of existing light conditions has been undertaken.
- 3.1.2 The following sources of publicly available information were reviewed:
- Ordnance Survey mapping and aerial photography (2021) (Accessed April 2025);
 - Google Street View (Accessed April 2025); and
 - DEFRA Multi-Agency Geographic Information for the Countryside (MAGIC) Map Application (2021) (Accessed April 2025).
- 3.1.3 The Site is located approx. 1km northwest of Reading town centre. It can be accessed via vehicle from Richfield Avenue to the south, which provides access to the hotel car parks. Pedestrians can access the site from Richfield Avenue or the Thames Path.
- 3.1.4 The hotel itself is located adjacent to the River Thames. However, the extension is located away from the river and faces Richfield Avenue.
- 3.1.5 The Site is located next to the Caversham Bridge Roundabout, which links Richfield Avenue to the A4155 / Caversham. Road lighting is present, with LED luminaires overlooking the roads at heights between 8 – 10m.
- 3.1.6 The following has been identified within the vicinity of the Site:
- Caversham Place (a multi-storey residential building) is located across the road to the south of the Site and features several wall mounted luminaires. There are trees / vegetation present which acts as a visual barrier between the hotel and this location.
 - A Premier Inn hotel & Toby Carvery Restaurant are located approx. 150m west of the Site. Wall lighting and pole mounted floodlights are present in this area. Along the north and east boundaries are trees and vegetation which obstruct view of the Site.
 - Numerous shops, restaurants and offices are located within view of the Site. Some of these properties have wall mounted luminaires present.
 - The A4155 / Caversham Road to the south of the Site features several residential properties, some of which wall mounted luminaires of various types. Some of these properties have a full or partial view of the Site.
 - Numerous industrial / commercial units west of the site. Many of these properties feature wall mounted luminaires, high level floodlighting and column mounted luminaires for parking.

3.2 Sensitive Receptors

- 3.2.1 The ecologist conducted a survey of the redline boundary on the 10th April 2025, which assessed that there were no bat roosts or potential roosts present in the location of the proposed extension. However, it was noted that the trees along the west and east boundary of the hotel have potential roost features and may be used as a foraging resource for bats.

3.2.2 A Preliminary Ecologist Appraisal (PEA) was put together which sets out requirements for minimizing impact on bats from lighting in the construction and operation phases. These requirements have been applied to the lighting strategy in **Section 4**.

3.2.3 No other protected or notable species were identified within the redline boundary.

3.3 Environmental Lighting Zone

3.3.1 ILPGN01 detail Environmental Zones based on CIE150. These are based on the existing character and ambient levels at a given site or receptor. For the purpose of this appraisal the phrase Environmental Lighting Zone (ELZ) has been used to reduce potential confusion with any other zoning occurring applicable to environmental conditions.

Table 2.1 – Environmental Zone Classifications, ILPGN01 2021

Environmental Zone	Surrounding	Lighting Environment	Sky Quality Metric (SQM)	Examples
E0	Protected	Dark	≥ 20.5	Astronomical Observable dark skies, UNESCO starlight reserves, IDA dark sky places.
E1	Natural	Intrinsically dark	20-20.5	Relatively uninhabited rural areas, National Parks, Areas of Outstanding Natural Beauty, IDA buffer zones etc.
E2	Rural	Low district brightness	~15 - 20	Sparsely inhabited rural areas, village or relatively dark outer suburban locations.
E3	Suburban	Medium district brightness		Well inhabited rural and urban settlements, small town centres of suburban locations.
E4	Urban	High district brightness		Town/city centres with high levels of night-time activity.

3.3.2 The Site is considered to fall within an E3 “Suburban” Environmental Lighting Zone, which is identified as *“Well inhabited rural and urban settlements, small town centres of suburban locations.”*.

Table 2.2 – Baseline Lighting Conditions

Receptor Type	Description
Residents	The residents within the following areas are sensitive to light intrusion, glare and sky glow: Residential properties along the A4155 / Caversham Road
Distance Residents	Views of the Site and/or sky glow may be possible from the following residential settlements: - Caversham – Approx. 450m north east of the Site - Caversham Heights – Approx 250m north of the Site - Residential dwellings to the south / south east of the Site.
Roads	The users of the Richfield Avenue and the A4155 / Caversham Road may be sensitive to glare from the Proposed Development. All other roads are sufficiently distanced (over 200m from the Proposed Development) or obstructed from view that they are not considered likely to be impacted by glare from the Proposed Development which would result in a reduction in the ability to see essential information
Ecology	The Site comprises trees and hedgerow which lines the boundary of the Site. It is expected this will largely be retained. These areas may be impacted by light intrusion. The Site lies adjacent to the River Thames. The extension does not face the river, so it is anticipated that if the river is impacted, it will be during the construction phase only. Boundary and offsite habitats may have the potential to support commuting and foraging bats and other wildlife which could be affected by introduction of artificial lighting. No statutory designated site of nature conservation or SSSI are located within 5km of the Site

4 Development Lighting Strategy

4.1 Introduction

- 4.1.1 This section summarises the lighting requirements associated with the construction and operation of the Proposed Development and provides an overview of the likely artificial light sources associated with each land use once the Proposed Development is built.

4.2 Construction Lighting

- 4.2.1 The construction phase referred to throughout this assessment includes the demolition of existing structural elements at Crowne Plaza, which forms part of the Proposed Development.
- 4.2.2 Consideration of construction lighting should be included as part of the framework Construction Environmental Management Plan (CEMP).
- 4.2.3 Lighting is required for the safe undertaking of tasks, alongside facilitating safe access to the Site, welfare facilities and parking areas. Fixed lighting is anticipated to be limited during construction to the car parking areas of the development.
- 4.2.4 The extent and duration of illumination should be minimised as far as practicable, lighting of areas not currently in use and all-night illumination of storage and compounds should be avoided.
- 4.2.5 Construction task lighting should be limited to agreed working hours for the development. Lighting will be operational only for the duration of each task and switched off when no longer required.
- 4.2.6 Where luminaires are required for longer periods, dark sky compliant luminaires should be used. Tilting the luminaire should be avoided as to not expose the light source and contribute to upward light. Light fittings should be locked into position using appropriate screws or locking mechanisms to ensure stability of the fitting and prevent them from moving.
- 4.2.7 Security and access lighting should be controlled through the use of photocell and presence detection wherever practical.
- 4.2.8 Lighting to only be operation only for the duration of each task and switched off when no longer required. Portable or temporary task lighting should be positioned at the appropriate mounting height and distance from the task. Extreme tilt angles of luminaires should be avoided.

4.3 Operational Lighting

- 4.3.1 Operational lighting is required throughout the Proposed Development to provide the minimum level of lighting to prevent crime, and to meet highway safety standards.
- 4.3.2 Lighting will be developed with consideration of the following:
- BS 5489-1:2020 Design of road lighting – Lighting of roads and public amenity areas
 - BS EN 13201 – Road Lighting (relevant sections)
 - BS EN 12464-2:2014 Light and lighting – Lighting of work places Outdoor work places
 - BS 5266-1:2016 – Emergency Lighting – Part 1: Code of practice for the emergency lighting of premises.
 - ILP Guidance Note 01: for the reduction of obtrusive light
 - ILP Guidance Note 08: guidance Note Bats and Artificial Lighting in the UK
 - ILP Professional Lighting Guide 05: The Brightness of Illuminated Advertisements
- 4.3.3 A plan showing the lux and uniformity levels for the areas within the redline boundary can be found in **Appendix B**.
- 4.3.4 Lighting will be consistent with, or better than, the obtrusive lighting threshold for the E3 ELZ. Whilst the defining of the ELZ establishes maximum values for various criteria, these will not be considered as explicit permission to generate light pollution up to these thresholds, and the Proposed Development will seek to avoid the minimise light pollution to each opportunity.
- 4.3.5 As a general point that applies to all land uses, external lighting will be modern energy efficient LED lighting. External lighting will be connected to a dedicated distribution board and will have centralised photocell and time switch control such that external lighting will be activated at low ambient lighting and switched off during daylight hours.
- 4.3.6 All external lighting will be mounted horizontally so that the light source is be aimed directly downwards, with full cut-off optics, meaning the luminaire emits no direct upward light. This is to include any building mounted 'bulkhead' luminaires.
- 4.3.7 Any lit signs will be consistent with the requirements for the Environmental Lighting Zone and ILP PLG05. Uplighting to signage is to be avoided.
- 4.3.8 Consideration is needed to reduce the potential for light spillage, so that light is directed to the areas which require illumination only, and away from key green spaces and boundaries. This will be done by the use of shielding or cutting light, which can be achieved through the design of the luminaire itself or with accessories such as hoods, cowls, louvers and shields.
- 4.3.9 Lighting for the car park at the south side of the Site should be aimed directly downwards and shielded. If necessary, an asymmetrical optic should be used to throw light further without the need to tilt the luminaire.
- 4.3.10 The car park light fittings should be locked into position using appropriate screws or locking mechanisms to ensure stability of the fitting and prevent them from moving.
- 4.3.11 Lighting for the entrance should be mounted to the underside of the porte-cochere, so that the light source is hidden from view from outside the Site boundary. Recessed luminaires would be best suited for this, however if a surface mounted luminaire is used then it should be shielded as to not cause glare or light to spill outside the area intended to be lit.

- 4.3.12 Emergency lighting will be required so that illuminance on the entrance steps is maintained in the event of an emergency. It is preferable that the light fittings mounted to the underside of the porte-cochere should use integral emergency batteries. If this is not possible, then any standalone emergency fittings should aim directly downwards, be shielded and only activate in the event of an emergency.
- 4.3.13 Uplighting of trees, hedges and other vegetation within the redline boundary should be avoided as to not disrupt commuting or foraging bats & wildlife.
- 4.3.14 External lighting will have a correlated colour temperature (CCT) of 3000K or less.

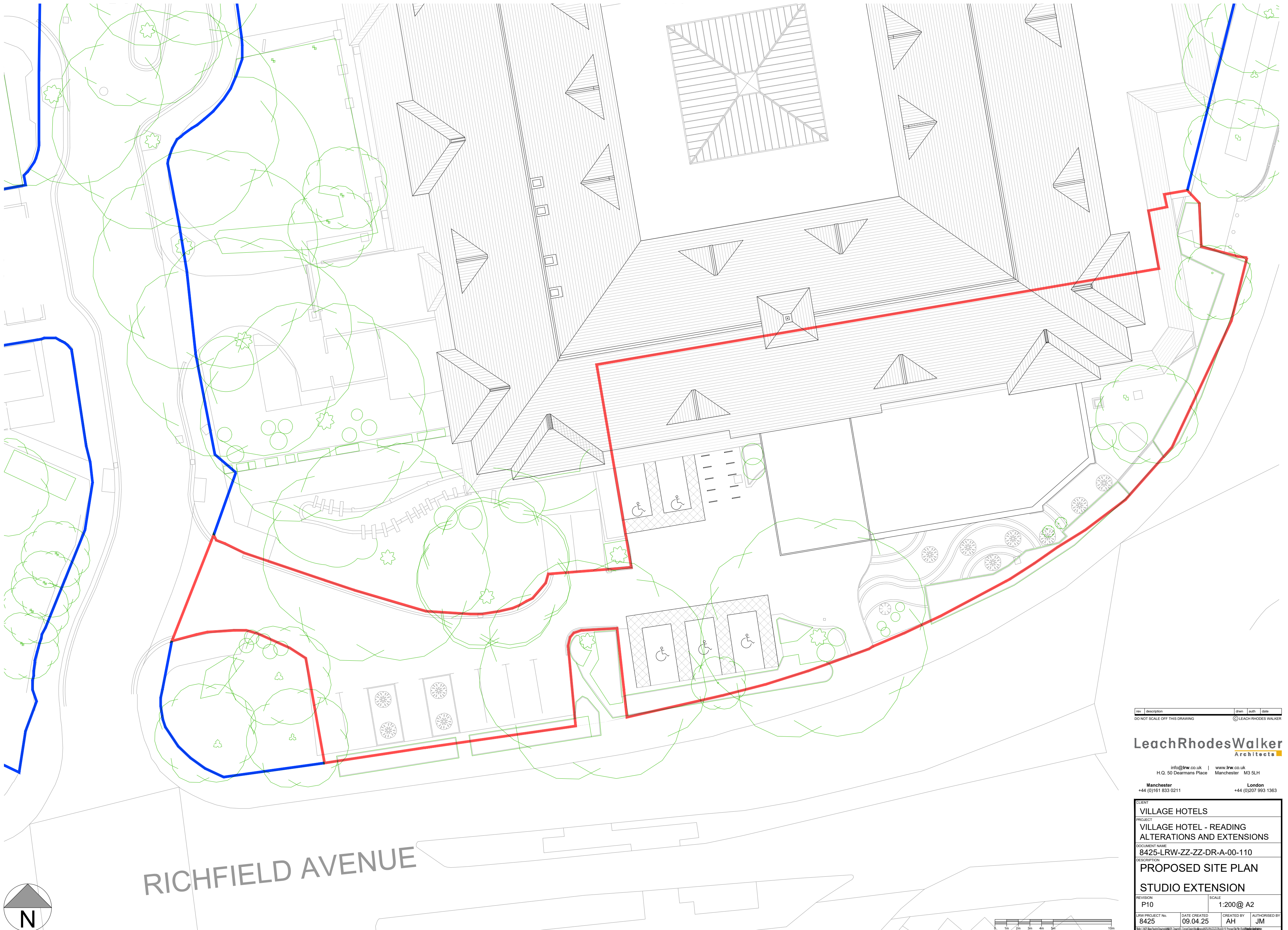
Maintenance

- 4.3.15 Maintenance of any light fittings on site will be undertaken during daytime hours. If this is not possible, and the fitting needs to remain operation, then temporary shielding will be utilised to minimise light egress out of the site.
- 4.3.16 Any work required will be completed as quickly and safely as possible to limit light exposure during maintenance.

5 Summary and Conclusions

- 5.1.1 This technical note has been undertaken with due regard for the information contained within ILP GN01.
- 5.1.2 This report is based upon an understanding of the baseline conditions established through desk-based study and available information of the ecological conditions and recommended ecology mitigation measures for the Site. The Site is considered to fall within an E3 “Suburban” Environmental Lighting Zone.
- 5.1.3 As detailed in **Section 4**, it is expected that lighting will be required for the following:
- Construction Lighting
 - Operational Lighting, including entrance, car park and emergency lighting
 - Maintenance
- 5.1.4 Due to the location of the extension in relation to the rest of the Site, it is anticipated that any potential impact from construction & operational lighting will be to the residents along the A4155 / Caversham Road and on any habitats within the boundary vegetation.
- 5.1.5 As the extension is located on the south side of the hotel, it is expected that there will be no light intrusion from the new operational lighting onto the river. There is the potential for impact from the construction lighting however this will be temporary.
- 5.1.6 Good practice measures detailed in **Section 3** should be incorporated in regards to the external lighting for the Site. Lighting controls, lower colour temperature and considered orientations of luminaires should be utilised to minimise and negate the impact on all receptors.

Appendix A Proposed Site Plan – Studio Extension Application (Rev P10)



rev	description	drawn	auth	date
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LeachRhodesWalker
Architects

info@lrw.co.uk | www.lrw.co.uk
H.Q. 50 Dearmans Place Manchester M3 5LH
London
+44 (0)161 853 0211 +44 (0)207 993 1363

CLIENT			
VILLAGE HOTELS			
PROJECT			
VILLAGE HOTEL - READING			
ALTERATIONS AND EXTENSIONS			
DOCUMENT NAME			
8425-LRW-ZZ-ZZ-DR-A-00-110			
DESCRIPTION			
PROPOSED SITE PLAN			
STUDIO EXTENSION			
REVISION		SCALE	
P10		1:200@ A2	
LRW PROJECT No.	DATE CREATED	CREATED BY	AUTHORISED BY
8425	09.04.25	AH	JM

**Appendix B Illuminance & Uniformity
Requirements Plan**

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KEY



TO TABLE 9.2 - BS EN 12462-2:2024 LIGHTING AND
LIGHTING. LIGHTING OF WORK PLACES. OUTDOOR
WOR PLACES

MINIMUM ILLUMINANCE = 30.00 LUX, MINIMUM
UNIFORMITY = 0.40



TO TABLE 8.2 - BS EN 12462-2:2024 LIGHTING AND
LIGHTING. LIGHTING OF WORK PLACES. OUTDOOR
WOR PLACES

MINIMUM ILLUMINANCE = 10.00 LUX, MINIMUM
UNIFORMITY = 0.25

REDLINE BOUNDARY

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	JM	JM	2025.05.16
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Issue Status

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ILLUMINANCE & UNIFORMITY
REQUIREMENTS PLAN

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