

Mr Mark Simpson

+44 20 3668 7100

05 February 2024

Dear Mark,

**Re Extra Room Self Storage, Drayton Barns, Fenny Drayton.**

1. Hoare Lea have been appointed to provide a professional letter on potential lighting impact matters at the development site known as Extra Room Self Storage, located at Drayton Barns, Drayton Lane, Fenny Drayton, CV13 6AY.
2. The existing buildings at the site benefit from unrestricted opening hours. Planning permission was granted on the 9 June 2023 for an extension on the eastern elevation of the existing self storage facility. Implementation of this planning permission will limit hours of operation for the extension building as detailed below:
3. Condition 3 states: The operating hours of the storage facility shall be limited to 05:00 to 23:00 Monday to Sunday with the reception hours being Monday to Friday 08:30 to 18:00 & Saturday 09:00 to 15:00 only.

**Reason: To ensure there are no adverse impacts on the amenity of the occupiers of neighbouring properties and to ensure the visual amenity of the countryside to accord with Policies DM4 and DM10 of the Site Allocations and Development Management Policies DPD.**

4. I have been asked to review any light pollution from the site that might impact neighbouring residential properties. To this end, this letter has been completed by myself, Dominic Meyrick BA (Hons), MSc in Light and Lighting, UCL, Lighting Design Director of Hoare Lea LLP. I have over thirty years' experience in lighting design, and I head up our Environmental Lighting team.
5. The only external lighting on the extension building itself will be one emergency light above a fire door. This would only illuminate in the event of an emergency, is low wattage and screened by the landscape buffer and so will not be a source for any adverse impact on neighbouring properties.
6. The only other potential source of light would be from vehicles accessing the site during the hours of darkness. I have therefore considered the potential for light from these vehicle's headlights onto the windows of dwellings along Church Lane, thus creating possible artificial light nuisance into those dwellings.
7. I can see from plans and Google Maps, that the dwellings along Church Lane back onto a field containing the access road into the proposed development. These dwellings are approx. >100m+ from this access road.
8. The access road is also screened by a growing landscape buffer strip of evergreen trees as shown in Picture 1.



Picture 1 - photo from the access road at the nearest point to the dwellings on Church Lane.

9. My professional judgment on this matter revolves around two key points:

- I. Current Guidance on Light Pollution
- II. Current EIA guidance on a sensitive receptors ability to adapt to change

#### 10. Current Guidance on Light Pollution

There is no doubt that vehicles using the proposed development at night will have their headlights on and that, dependant on the type of vehicle, stray light from vehicles may well be directed onto the back windows of dwelling along Church Lane. However, there is no specific guidance or limits on the amount of light from vehicle headlights entering the windows of a domestic dwelling as the main document which covers light pollution as a statutory nuisance, **The Clean Neighbourhoods and Environment Act 2005**, covers '*artificial light emitted from premises*'.

11. In the DEFRA document 'Guidance on Sections 101 to 103 of the Clean Neighbourhoods and Environment Act 2005' it clearly states (page 6) that the Act covers '*artificial light emitted from premises so as to be prejudicial to health or a nuisance*' and as such, for example, street lighting is currently exempt from the Act although Local Authorities should try and resolve any light pollution from streetlight as the guidance also states: '*The Government expects local authorities to take reasonable steps to investigate and, where appropriate, resolve problems from streetlights as a matter of good practice and consideration for the local environment and the community to which they are accountable*'. It makes no such comments on stray light from vehicle headlights either specifically or in passing.
12. The question then arises as to why light from vehicle headlights is not covered in the Act, or subsequent guidance, on the various aspects of artificial light that make up the issue collectively called light pollution? The reason is clear as such guidance is only applicable to permanent light associated with '*premises*' the reason given in the guidance as to why streetlighting is exempt.

#### 13. Current EIA guidance on a sensitive receptors ability to adapt to change

There are also other factors which need to be considered when considering the potential for the negative impact of light at night, known as the magnitude of effect/impact, which seeks to quantify the difference between an existing baseline condition and any post development condition, always qualified against known sensitive receptors around a site.

14. In the case of light pollution, the specific issue that the inhabitants of dwellings along Church Lane (the sensitive receptors in this case) would experience, is from light entering their windows from vehicle

headlights on the access road, this light potentially entering the windows to the back of their properties. Please see Picture 2 taken from Google Streetview.



15. It is a reasonable assumption that all windows to these dwellings will have some sort of covering, curtain, blinds etc, and this is relevant because, as lighting at night changes the sensitivity of a known receptor type is a function of that particular receptors' ability to deal with change. Further, under EIA guidance the 'magnitude of effect/impact' caused by a change to a baseline condition is specifically linked to a receptors ability to adapt to that change.
16. Window size and room use also play a factor in the magnitude of effect/impact but, although window size may be determinable, room use is unknown in this instance and therefore cannot be factored into any arguments relating to the receptors ability to adapt to a change. Again, in their current baseline condition, it should be noted that the access road is over 100m from the rear of all of the dwellings and is screened by an evergreen buffer strip, as required by Condition 4 of the planning application, which also requires that the buffer is 'maintained in perpetuity'.

| Defining Sensitivity of Receptor |                                                                                                                                                                                      |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sensitivity                      | Definition                                                                                                                                                                           |
| High                             | The receptor has little ability to absorb change in artificial light conditions without fundamentally altering its present character, or is of international or national importance. |
| Moderate                         | The receptor has moderate capacity to absorb change in artificial light conditions without significantly altering its present character, or is of high importance.                   |
| Low                              | The receptor is tolerant of change in artificial light conditions without detriment to its character, or is of low or local importance.                                              |

**Table 1.1**

17. However, Table 1.1 above (taken from current EIA guidance) does qualify receptor sensitivity and, in my professional judgement, the majority of human receptors are regarded as 'low', i.e. they can adapt to certain changes relating to light by choosing to obscure artificial light. However, the afore mentioned DEFRA guidance also states: *'It is sometimes suggested that a complaint of artificial light nuisance could easily be mitigated by the use of curtains or blinds, even blackout curtains or blinds, by the complainant. It is for the Environmental Health Practitioner to exercise discretion over what is reasonable and what is not. It might be reasonable to expect a complainant to use curtains or blinds of everyday standard if*

*they are bothered by unwanted light in their home. It might not be reasonable to require a complainant to purchase and install blackout hangings which might be expensive, and/or impair that person's enjoyment of his property. Few would wish to have their curtains drawn on a hot summers' night. It is not reasonable to leave the solution and cost of abatement to the complainant rather than the perpetrator'.*

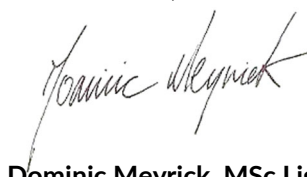
18. Therefore, other factors must also be considered other than a receptors ability to adapt. Again, EIA guidance states that the magnitude of impact/effect on receptors is also related to the '*duration, frequency and reversibility of the impact*'. In my professional judgment, therefore, as any potential stray light will be random in nature (only certain vehicle headlights' will throw their light onto the dwellings windows) and infrequent I believe the magnitude of effect/impact due to the current baseline condition will be negligible. In line with the transport assessment, it is also noted that the extension will generate just 9 additional vehicles per day and that these will be spread out over the day with very few vehicles likely to access the site during the hours of darkness.

#### 19. Conclusion

I have clarified that there is no known guidance on the amount of stray light which may come from vehicle headlights onto the windows to dwellings. I have also stated that all known guidance on light pollution is only given in relation to fixed lighting on '*premises*', the same reason given in the guidance as to why street lighting is exempt. I have further set out how EIA guidance defines the ability of a sensitive receptor to adapt to change and how the magnitude of effect/impact is linked to the '*duration, frequency and reversibility of impact*'.

20. Although it is likely that some stray light from some vehicle headlights using the proposed development access road may go onto the rear windows of dwellings along Church Road, its' duration and frequency is unknown, but will be very low, and there is no code, standard or guidance which seeks to qualify or limit the amount of this light. It is therefore my professional judgement that this issue cannot be given as a reason, as implied in Condition 3, for limiting the hours of use of the access road into the proposed development.

Yours sincerely,



**Dominic Meyrick, MSc Light and Lighting**

Director – Lighting Design

07733 001 688

[dominicmeyrick@hoarelea.com](mailto:dominicmeyrick@hoarelea.com)

Ref: LET-16-17XXX-DDM-05022024-Extra Room Self Storage.docx