

Committee(s)	Dated:
Port Health and Environmental Services Committee - for information	10 October 2022
Planning and Transportation – for decision	1 November 2022
Subject: City of London Lighting Supplementary Planning Document (SPD)	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	1, 2, 5,11,12
Does this proposal require extra revenue and/or capital spending?	Yes
If so, how much?	Approximately £18,000
What is the source of Funding?	Planning policy budget
Has this Funding Source been agreed with the Chamberlain's Department?	No
Report of: Executive Director of Environment Department	
Report author: Pearl Figueira, Environment Department	

Summary

This report presents a Supplementary Planning Document (SPD) that provides guidance for developers on lighting buildings and the spaces between them. It will help developers to meet the requirements of the Development Plan policies that relate to lighting. It covers the design, delivery, operation, and maintenance of artificial light within the City of London.

This document includes a 'Considerate Lighting Charter' which the City Corporation would encourage all those involved in lighting the City to commit to, including the owners, occupiers and managers of existing buildings in the City.

As this is a Supplementary Planning Document, the decision to approve and publish it will be taken by the Planning and Transportation Committee.

The report presents the draft SPD for information, summarises the approach taken in the SPD and sets out details of the planned public consultation exercise for at least six weeks during December 2022 and January 2023 (subject to approval by the Planning and Transportation Committee).

Recommendation

The Planning and Transportation Committee is asked to:

- Approve the draft Lighting SPD attached at Appendix 1 for a public consultation exercise.

Main Report

Background

1. In October 2018, the Court of Common Council resolved to adopt the Corporation's Lighting Strategy ('Light + Darkness in the City: A Lighting Vision'), which seeks to improve the quality, efficiency, sustainability and consistency of lighting for the whole City, providing a holistic approach to lighting and helping to ensure a safe, vibrant and pleasant night environment for businesses, residents and visitors. This included a commitment to publish detailed planning guidance as to the use of lighting within the City of London to support and enhance the implementation of policy.
2. The draft Supplementary Planning Document (SPD) provides planning guidance for artificial lighting for existing buildings and details required as part of planning applications from designers, developers, and owners of buildings to help enhance the lit environment after dark. The document has been prepared by lighting consultants Speirs Major Architects with input and oversight from officers across the Corporation.
3. Subject to approval from Planning and Transportation Committee, a formal public consultation exercise will be undertaken to gather public responses to the approach presented in the SPD.

The draft Lighting SPD

4. The Lighting SPD has been drafted having been informed by internal consultation. It provides planning guidance for developers on lighting buildings and the spaces between them and will help developers to meet the requirements of the Development Plan policies that relate to lighting. It covers the design, delivery, operation, and maintenance of artificial light within the City of London.
5. The document sets out:
 - Relevant policy, legislation, and standards;
 - The details related to lighting that will need to be provided at pre-application stage, planning application submission, and post-permission stage (including information secured through conditions);
 - Guidance on good practice related to lighting, categorised under six 'Lighting Outcomes' of: sustainability and climate change; residential amenity; public realm; architecture, heritage and public art; safe and inclusive design; and temporary lighting.
 - Technical requirements, which all lighting schemes for new developments are expected to comply with. This includes 'District Brightness Zones' and corresponding curfew times and illuminance levels; and
 - Appendices including the 'Considerate Lighting Charter'.

6. In addition to providing requirements for planning application submissions for new development, these guidelines can also be of use to owners and occupiers of existing buildings and structures in the City.
7. The SPD encourages developers to address lighting impacts at an early stage before their designs are finalised. Using these guidelines, appointing experienced consultants, having a dialogue with officers of the City of London Corporation and commissioning early stage studies to assess the lighting impacts will help to meet the City's lighting outcomes.

Considerate Lighting Charter

8. The Considerate Lighting Charter gives an opportunity for building owners, operators and occupiers to make a strong commitment to manage their lighting systems in ways that make a positive contribution to the City.
9. For existing buildings where no new development is proposed, the City Corporation has no legal powers to enforce adherence with the Charter. Building owners, managers and occupiers would, however, incur reputational damage if they were to sign up to the Charter but not adhere to the commitments it contains. The Charter does not change or in any way undermine the City's Environmental Health function, which will continue to investigate complaints of intrusive light and take enforcement action where necessary.
10. Officers are intending to promote the Charter and the SPD to owners, managers and occupiers of existing buildings. This will be done through working with partners such as Business Improvement Districts and major landowners in the City, as well as engagement with small and medium sized businesses through the Climate Action Strategy's Heart of the City programme.

Public consultation and engagement

11. It is proposed that the SPD is consulted on for a period of at least six weeks during December 2022 and January 2023. The statutory consultation period for a SPD is four weeks. A comprehensive engagement plan will be developed for the SPD to include residents, businesses, workers, consultants and other relevant stakeholders. The consultation will include:
 - Public meetings to introduce and receive feedback on the SPD and the Charter;
 - A consultation web page for the SPD;
 - Emails to stakeholders and those signed up to the Corporation's planning consultation database;
 - Workshops with lighting industry professionals.
12. Given the nature of lighting, officers are also exploring the potential for a night walking tour for those interested in the subject and to gain practical insight into how the SPD

would affect the people's experiences of lighting in the City after dark. The aims of the public consultation are:

- To obtain feedback from stakeholders on the draft SPD and use that feedback to improve the document and inform the final version.
- To ensure stakeholders are aware of the SPD and use it to inform development proposals.
- To seek broad consensus from stakeholders including lighting consultants for the final SPD to support a consistent high standard for new development.
- To promote the Considerate Lighting Charter.

13. Following the public consultation, the SPD will be revised and brought again to the Planning and Transportation Committee for approval early in 2023. Once the Lighting SPD is adopted it will become a material consideration in the determination of planning applications.

Corporate & Strategic Implications

14. Strategic implications: The Lighting SPD is in line with the aims and objectives of the City of London Corporate Plan 2018-23. This SPD will support the delivery of the Corporate Plan including by ensuring that land-use decisions fully incorporate measures to ensure people are safe and feel safe, people enjoy good health and wellbeing, and our spaces are secure, resilient and well-maintained through the planning system (Corporate Plan, Outcomes 1, 2, 5, 11 and 12).

15. Financial implications: The public consultation exercise and reviewing the final version of the lighting SPD will require consultancy input from those with lighting expertise. This is likely to require additional revenue of expenditure in financial year 2022/23 of approximately £18,000, which will be funded from the planning policy budget.

16. Resource implication: There are no resource implications arising from this report.

17. Equalities implications: The Lighting SPD will contribute to the delivery of the City Corporation's Public Sector Equality Duty 2010 by improving health and wellbeing outcomes for all people who are protected by existing equalities legislation. The SPD has been subject to an initial screening exercise which concluded a detailed Equality Impact Assessment was not needed as the SPD would not have any negative impacts on those who share a protected characteristic.

18. Climate implications: The Lighting SPD will contribute to the delivery of the Climate Action Strategy.

19. Legal implications: The Lighting SPD has been developed in line with the statutory requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012.

20. Risk implications: There are no additional new risks arising from this report.

21. Security implications: There are no security implications arising from this report.

Conclusion

22. This report presents Members with the draft Lighting SPD and seeks approval for the commencement of a public consultation exercise. It outlines the process of drafting the strategy, the plans for public consultation for at least six weeks during December 2022 and January 2023 and sets out the key principles presented in the SPD. Subject to public consultation and approval by this Committee, the SPD will be published and will become a material consideration in the determination of planning applications.

Appendices

- Appendix 1 – City of London Lighting, Supplementary Planning Document.

Background Papers

- Light + Darkness in the City: A Lighting Vision for the City of London, 2018 ([link](#)).
- Our Corporate Plan, 2018-2023.

Report author

Pearl Figueira, Environment Department
E: pearl.figueira@cityoflondon.gov.uk
T: 07749 714 818