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| <b>Committee(s)</b>   | <b>Dated:</b>  |
| Planning and Transportation – for decision  | 18 July 2023   |
| <b>Subject:</b> City of London Lighting Supplementary Planning Document (SPD)                             | <b>Public</b>  |
| <b>Which outcomes in the City Corporation’s Corporate Plan does this proposal aim to impact directly?</b> | 1, 2, 5,11,12. |
| <b>Does this proposal require extra revenue and/or capital spending?</b>                                  | <b>No</b>      |
| <b>If so, how much?</b>   | <b>N/A</b>     |
| <b>What is the source of Funding?</b>   | <b>N/A</b>     |
| <b>Has this Funding Source been agreed with the Chamberlain’s Department?</b>                             | <b>N/A</b>     |
| <b>Report of:</b><br>Gwyn Richards, Director of Planning and Development                                  |                |
| <b>Report author:</b><br>Pearl Figueira, Environment Department   |                |

### **Summary**

This report presents a new Lighting Supplementary Planning Document (SPD), which 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.

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

Following approval by this committee in November 2022, a public consultation exercise has taken place between December 2022 and February 2023. A large number of responses were received along with significant press coverage, all of which have been considered by officers. Most responses welcomed the Lighting SPD and supported its aims. The SPD has been updated in response to comments received and is now presented to this committee for adoption.

### **Recommendation**

The Planning and Transportation Committee is asked to:

- Approve the adoption of the Lighting SPD attached at Appendix 1.

## **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. Following approval in November 2022 from Planning and Transportation Committee to undertake a formal public consultation exercise, this took place from December 2022 and February 2023 and included three formal public consultation events, including a night walk around the City.

### **The Lighting SPD**

4. The Lighting SPD has been drafted having been informed by internal and external 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:
  - 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; and safe and inclusive design;

- Technical requirements, which all lighting schemes for new developments are expected to comply with. This includes 'City Environmental 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 (although the Corporation has no powers to impose the adoption of these lighting measures outside of the planning system).
  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, undertaking engagement where appropriate, 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. The Charter has been amended following consultation responses.
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. The Lighting SPD received significant interest and positive media coverage during the public consultation. At that stage it was considered that a strong media campaign would assist in the promotion of early adoption of the Considerate Lighting Charter, which relates specifically to existing buildings. Following further consideration, and significant and positive market interest in the Charter, it is considered that early adoption by existing building occupiers will likely come forward without the need for a media campaign. Promotion of the Charter will be supported by officers and communications with key

stakeholders, including the Business Improvements Districts, the City Property Association and others.

## **Summary of public consultation and engagement**

11. A comprehensive engagement strategy was undertaken for the public consultation which took place from December 2022 to February 2023, and included residents, workers, consultants and other relevant stakeholders. The consultation included:

- Three events:
  - In-person public consultation event with a Lighting Walking Tour around key parts of the City;
  - A virtual public consultation event;
  - In-person industry professionals event.
- A consultation web page for the SPD;
- Emails to stakeholders and those signed up to the Corporation's planning consultation database;
- A workshop with lighting industry professionals.

12. A total of 68 responses were received and the response was broadly positive; responses have been summarised in the Consultation Statement (Appendix 2). In addition to individual representations from residents, representations were also received from the following resident groups: Barbican Association, Brandon Mews House Group, Gilbert House Group Tenants Association, and the Willoughby House Group at Barbican Estate. In addition, a significant number of technical consultants, lighting designers and businesses responded to the consultation.

13. The feedback from stakeholders has been reviewed by officers and has been used to improve the document and inform the final version. A broad consensus was received from stakeholders that the SPD would help to support a consistent high standard for the lighting of new development.

14. In response to comments, amendments were made to all sections of the document. Most notably, the Technical Requirements section and tables 10, 11 and 12 were amended to be brought more in line with established Institution of Lighting Professionals (ILP) Guidance. In order to protect amenity and to respond to the unique City context, the proposed levels have

been adapted from those included in the ILP guidance and are considered achievable in, and appropriate for, the City's unique context.

15. The public consultation has been undertaken in line with the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012.

## **Corporate & Strategic Implications**

16. Strategic implications: The Lighting SPD is in line with the aims and objectives of the City of London Corporate Plan. 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).
17. Financial implications: There are no financial implications arising from this report.
18. Resource implication: There are no resource implications arising from this report.
19. 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.
20. Climate implications: The Lighting SPD will contribute to the delivery of the Climate Action Strategy.
21. 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.
22. Risk implications: There are no additional new risks arising from this report.
23. Security implications: There are no security implications arising from this report.

## **Conclusion**

24. This report presents and updates Members on the draft Lighting SPD including setting out the key principles presented in the SPD and public consultation exercise undertaken between December 2022 – February 2023, and how this has informed the latest version of the SPD. The Lighting SPD has been broadly welcomed during the public consultation and is recommended for approval by Members.

25. If approved by the Planning and Transportation Committee, the SPD will be published and will become a material consideration in the determination of planning applications.

## **Appendices**

- Appendix 1 – Lighting Supplementary Planning Document.
- Appendix 2 – Lighting SPD Consultation Statement.

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