Outdoor Lighting

SUPPLEMENTARY **PLANNING DOCUMENT**

CANTERBURY
DISTRICT
LOCAL PLAN

CANTERBURY CITY COUNCIL

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1.0 Introduction

The need for guidance

1.1 There is little in the way of government guidance, advice or legislation over the use of or control of lighting, even though lighting is an important aspect of urban life. Each year one third of our economically active time is spent in darkness. Lighting buildings and the public realm has the potential to improve the urban fabric, the quality of life in the urban areas, art, culture and well being. The potential impact of poorly designed and badly focused lighting is: a reduced level of road safety or personal safety, a contribution to light pollution, glare and wasted energy.

1.2 The potential of well-designed and coordinated lighting is:

- **Good personal safety and security**
- **A more aesthetic treatment of buildings and the spaces between them**
- **An improvement to the night time economy**
- **A reduction in overall energy consumption**
- **Reduced light pollution**

1.3 This guidance seeks to inform the District-wide approach to improving the appearance of buildings and public places by the use of innovative and creative lighting schemes. Urban Lighting is an important element of our town centres and built and natural environment that affects the quality of life for everyone, as well as having an impact on economic and social welfare, the environment and wildlife.

1.4 It is the intention of this guidance to ensure that only positive effects occur as a result of any lighting installation. The guidance is supplementary to policies in the existing and Draft Local Plan First Review and should also be read in conjunction with the City Council's Supplementary Planning Guidance (SPG) on Shopfronts. The standards set out in the Institute of Lighting Engineers' 'Guidance notes for the reduction of obtrusive light', will also be taken into account (Appendix 2).

1.5 A key aim of this guidance is to provide advice for the consideration of planning applications. It must be emphasised that in order to properly consider the impact of a proposal, the implications of any lighting elements of the scheme should be considered as an integral part in the determination of whether any proposal is acceptable. Section 10 gives advice on submitting a planning application.

2.0 Planning Policies and Other Guidance

2.0a PPS23 sets out the Governments advice on pollution and planning control. In terms of light pollution, the document refers to; …*'the need to limit and, where possible, reduce the adverse impact of light pollution, e.g. on local amenity, rural tranquility and nature conservation'.* This should be considered in the preparation of development plan documents and may be material in the consideration of individual planning applications. Further advice, specifically relating to floodlighting of sports developments, is contained within PPG17 'Planning for Sport, Open Space and Recreation'.

Local Plan Policies

2.1 In line with the objectives of the Canterbury District Local Plan and the Local Plan First Review, the responsible use of lighting can help to unlock the potential for urban renaissance and the interpretation of the District's culture and built heritage.

2.2 The Local Plan encourages the development of the night time economy in urban centres and seeks to promote an urban renaissance within them. Well designed and appropriate architectural and urban lighting can make a significant contribution to the improvement of the nighttime economy whilst ensuring community safety.

2.3 The Council's aim for good design extends to lighting as described in policies BE1 and BE2, and in policy BE11 (shopfronts) and policy BE12 (advertisements) of the Local Plan First Review.

Lighting Design Strategies

2.4 Where appropriate, the City Council will seek intends to publish Lighting Design Strategies for Herne Bay, Whitstable Canterbury and rural areas These strategies will share the following aims:

- **Improve the image of the towns and City, and rural areas**
- **Enable easier orientation in urban areas**
- **Improve safety and security**
- **Encourage an enhanced nighttime economy**
- **Reduce pollution and energy use**
- **Assist architectural display**
- **Promote cultural development**
- **Enhance the appearance of buildings and the urban fabric**
- **Improve views of the night sky**

Lighting as a Statutory Nuisance

Section 102 of the Clean Neighbourhoods and Environment Act 2005 adds 'artificial light emitted from premises so as to be prejudicial to health or a nuisance' to the description of statutory nuisances. The Act includes a list of exceptions, where a premises is used for transport purposes and other premises where high levels of light are required for safety and security reasons (such as harbours, bus stations and railway premises). It also extends the defence of 'best practicable means' to industrial, trade and business premises, including some sports facilities to use in a defence when appealing against abatement notice.

The Council will seek to prevent statutory nuisances, where light forms part of a planning permission and may seek to regulate lighting as part of planning conditions and obligations. Further information can be found in the Defra publication 'Statutory Nuisance from Insects and Artificial Light: Guidance on Sections 101 to 103 of the Clean Neighbourhoods and Environment Act 2005'.

3.0 The Issues

Light Pollution

3.1 Light pollution occurs where light is misdirected or controlled poorly. There are three distinct forms of light pollution. It should be noted that poor lighting could cause more than one of the following effects

Sky Glow

3.2 A visible glow that occurs when stray or poorly directed light reflects off particles in the atmosphere. Lighting energy directed into the sky serves no useful purpose, impedes astronomy and wastes energy. It should be an objective of every lighting scheme to avoid wasted upward light.

Glare

3.3 Glare can be a danger to safe movement. It also reduces visibility by causing sharp contrasts in lighting levels that may help to conceal objects or people that could cause a danger or appear threatening. A visible or over bright light source is the cause of glare. Glare can be avoided by the use of properly controlled and directed lighting of an appropriate brightness with the use of accessories for light fittings where appropriate.

Light Trespass

3.4 When light strays beyond the boundary of the property or into an area where it is not desired or required, light trespass occurs. Light trespass can be a nuisance; a danger and can have a negative impact on wildlife in some cases. All lighting should be designed, directed and controlled to avoid light trespass.
A major contribution to the control of all three forms of light pollution can be made by rigorous attention to light trespass.

Other problems caused by poor lighting

3.5 Additional problems caused by poor lighting have an effect on the aesthetic appearance, safety and visual appeal of urban areas and the world's resources. These problems can be avoided with reference to the principles for effective and appropriate lighting design listed later.

Contrast

3.6 Sharp contrast caused by over bright or improperly lit objects, advertisements or areas is to be avoided at all costs. Contrast causes the resulting darker areas to appear poorly lit and therefore appear more threatening. Additionally the poorly lit areas may conceal dangers, such as steps or changes in level.

Energy Use

3.7 Acceptable lighting uses only the energy necessary for the purpose. Lighting of fascias, buildings and advertisements should be controlled by the use of time switches and photoelectric cells to ensure it is not functioning un-necessarily during daylight. Curfews should be introduced to minimise energy use and to prolong lamp life. In addition lighting should be dimmed to conserve energy and preserve lamp life where this is applicable.

Saftey

3.8 Lighting should take account of the risk of injury from concealed objects and features such as steps, as well as taking into account the need to ensure the safety of the environment, people and property. In addition light fittings and cabling should be installed in such a way as to ensure that any physical risk of injury is minimised.

Security

3.9 A great many lighting installations are performed by the security conscious. The aim is to prevent or deter theft or trespass to private property. Automatic security lighting is the single largest cause of complaint to local authorities over light pollution, mainly arising from light trespass. The power consumption, optical performance, siting and direction of these fittings is often unacceptable and causes annoyance to adjoining occupiers.

Wildlife and Habitats

3.10 Lighting can have impacts on the natural environment by affecting the activity rhythms of plants and animals, including bats,birds and invertebrates. Glow fromurban areas can also disorientate migrating birds and is resposible for high mortality rates in first year migrants. Light polluition also reduces the suitable feeding habitat for owls and other night-hunting birds and leads to the deaths of various insects, reptiles and amphibians.

4.0 General principles for new and existing lighting schemes

4.0a It is possible to reduce the negative effects of lighting through good design, using lighting only when necessary, the positioning of fittings appropriately, the control of the strength of lighting and the control of operation.

Assessment of lighting need

4.0b Prior to determining a planning application, the local planning authority will require the applicant to submit an assessment of need for any proposed lighting scheme. As an integral part of the development design, this may be submitted as part of a design statement that is submitted with the application. Applicants should also consider relevant guidance set out in the Designing Out Crime and Shopfronts Supplementary Planning Guidance. In many cases, the need for artificial lighting may be reduced through site layout, and the design of buildings and boundary treatments.

Impact on adjoining uses or land

4.0c When a proposed lighting scheme is located close enough to detrimentally affect an area of nature conservation interest, such as Sites of Special Scientific Interest, Sites of Nature Conservation Interest and National or Local Nature Reserves, or a population of protected species, external lighting will only be permitted in exceptional circumstances. Outdoor lighting however, should take account of its impacts on wildlife and habitats generally. Where appropriate, mitigation measures should be implemented to limit its effects, where the need for lighting outweighs the potential impacts on local wildlife. Further advice is available from 'Lighting in the Countryside: Towards Good Practice', available from the Office of the Deputy Prime Minister (ODPM). English Nature can also be contacted for further advice.

4.0d In general, the acceptable levels of illumination at rural or urban locations will differ. The Institute of Lighting Engineers Guidance (in Appendix 2) gives advice on acceptable levels of illumination in different zones of lighting control, from rural locations to city centres with high levels of night-time activity. Applicants should demonstrate that this guidance has been considered when submitting a planning application.

4.0e Artificial lighting may have many benefits, such as reducing the fear of crime, increasing security, improving road safety and enabling access to community facilities at night. However,excessive, poorly designed or poorly implemented

lighting may have a number of detrimental affects, for example, it may present a danger for drivers, may be a source of disturbance for home-owners or detract from the appearance of historic areas. Care must therefore be taken to ensure that lighting is sensitive to the wider community and avoids light spill beyond the area to be lit.

Position and appearance of fittings

4.1 The daytime appearance of light fittings and cabling can have a negative effect on the appearance of streets and individual buildings, particularly if the buildings are listed or fall within a conservation area. Under the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council has powers to refuse consent for a lighting scheme based upon the impact the light fittings would have.

4.2 Light fittings elsewhere may also require consent due to their scale and impact and should be of high quality design and in keeping with the character of their surroundings. Care should be taken in positioning fittings to ensure a good lighting result and the minimal visual impact of the fittings during daylight hours.

4.3 Fittings should be mounted at an angle to the subject sufficient to ensure a good lighting effect without detriment to the surrounding area. Directing light downwards can help minimize skyglow. If there is no alternative to up lighting, then the use of shields, baffles and louvres will help to reduce light spill.

4.4 Fittings should also be positioned to minimise street clutter, and so that they are not likely to attract vandalism or accidental damage that alters the focus of the lighting thus contributing to light pollution.

Control of light direction

4.5 Good quality lighting equipment that is designed with a range of accessories to control the way in which light is emitted from the fitting should be used. The choice of optics within the luminaire and accessories such as louvres and reflectors should ensure no light spill beyond the object or area to be lit. The ILE Guidance in Appendix 2 provides guidance on the choice of lighting equipment and the control over glare and direction of light.

Control of operation power and lamp use

4.6 Time clocks, photoelectric controls and curfews should be used to ensure that the lighting is not in operation during daylight and to ensure that lighting schemes are not operated during those darkness hours when they serve no useful function.

4.7 The power consumption and output of a lighting scheme should be an integral part of the design process and must relate to the ambient nighttime levels surrounding the site to be illuminated. This will help to ensure there is not sharp contrast between illuminated subjects.

4.8 The type of lamp should be chosen with care to ensure an appropriate lighting result. The choice of an appropriate lamp would involve a consideration of the importance of the subject, the ambient lighting condition, the power of the lamp and its colour properties.

5.0 Specific Advice

Building Illumination

5.1 Higher levels of economic and social activity occur within urban areas and as a result architectural illumination for specific buildings of interest or importance in the public realm is appropriate and should be encouraged.

5.2 Unqualified or inexperienced contractors who are unaware of lighting control techniques or the problems of light pollution often undertake building illumination. This can result in a poor aesthetic effect and an adverse environmental impact. The aim of this guidance is to help to ensure that lighting works to buildings and for other purposes are undertaken with care, sensitivity and with due regard to suitable design.

5.2a Where lighting schemes seek to illuminate buildings of architectural or historic interest, care should be taken to ensure that the lighting scheme is well designed to minimize light spillage and distortion of architectural detailing. The Council will consider restricting the timing of illumination to avoid unnecessary lighting, for example beyond 11pm at night.

Street Lighting Generally

5.3 Most street lighting within the Canterbury District, is the responsibility of Kent County Council. The City Council, however, is committed to encouraging KCC, and assisting with funding where appropriate, to replace inefficient and poorly designed street lighting with more modern lighting schemes. More modern lighting has a better quality white light rather than more traditional yellow light.

5.4 Good quality new street lighting also features better optical controls that could significantly reduce the amount of light emitted into the sky as well as improving nighttime visibility and recognition.

5.5 The Council will aim to strike a good balance between the efficiency of the type of lamp used and the visual quality of the desired effect. Reference should be made to the Council's Supplementary Planning Guidance 'Designing Out Crime' and Kent Design.

Security Lighting

5.6 Domestic and commercial security lighting is usually installed with the best of intentions, but often fails to meet its basic objective of providing or enhancing security. The types of lighting installed often consume excessive amounts of electrical energy, cause glare and contribute to light pollution. Strong contrasts often result. The basic principle of lighting to increase security is to draw attention to illicit or unwanted activity.

Increasing the visibility of the activity achieves this purpose but simply providing more light is not the solution. The quality and direction of the lighting is the most important factor. Glare and misdirected or over bright lighting can deter or hamper observation and may create dark shadows.

5.6a Light should be directed downwards to illuminate its target, and mounted below the property boundary height, thereby reducing light spill beyond the boundary of the property. Where possible, sensors should be used to control light. To reduce disturbance, however, sensors that can be tripped by small animals or by pedestrians beyond the area of control, should be avoided.

Sports and Recreational Floodlighting

5.7 Any quantity of lighting for sports use needs careful consideration. This form of lighting is usually considered for playing fields that are commonly in a semi rural or residential area where surrounding brightness is low. As a result their visual impact can be high and a loss of amenity for surrounding residential areas may result.

5.8 This form of lighting in most cases requires planning permission. The City Council will consider the nighttime operational and daytime appearance of these schemes when determining applications for planning permission. Those considering a sports or area lighting installation are urged to contact the Council.

5.8a Useful technical guidance on lighting schemes for sports and recreation can be obtained from the Chartered Institute of Building Services Engineers and Sport England. In most cases, it will be expected that the scheme is designed and presented by specialist lighting consultants. The City Council will require detailed information to predict the performance of the scheme and ensure that the impact of the lighting scheme outside the site is acceptable.

5.8b It is particularly important that information is supplied on the type and performance of lights, the height and spacing of lighting columns and the levels of lighting achieved across the site and at its boundaries. For large schemes, it is necessary to provide information setting out the light levels achieved beyond the boundary of the site, together with a landscape impact assessment. It should be noted that different sports have different minimum standards, as measured in lux levels and set by the relevant Governing Body. The Council will take these requirements into account when determining planning

applications. The lighting needs, however, will also be affected by the type of sport and the level of competition the facility is aimed at.

The impact of sports lighting schemes can be reduced by:

- Giving careful consideration to the height, number and siting of lighting columns,the design of the luminaire and incorporating baffles or shields. Lighting should be as directional as possible to minimize light pollution.
- Minimizing hours of use, lowering light columns when not in use and giving consideration to the day time appearance of lighting columns;

Advertisements

5.9 The two forms of advertisement that have the potential for inappropriate lighting are illuminated poster advertisements and internally or externally illuminated shop fascias and sign boards.

5.10 Illuminated posters are unlikely to be acceptable in conservation areas, the Area of Outstanding Natural Beauty or other sensitive locations.

5.11 This guidance should be read in conjunction with the City Council's other Supplementary Planning Guidance on shopfronts, which includes advice on fascias and advertisements. That Supplementary Planning Guidance states that un-illuminated, or individually illuminated letters in conservation areas will be acceptable. Furthermore, within conservation areas, on Listed Buildings or in the Area of Outstanding Natural Beauty illuminated box fascias or internally illuminated signs will not normally be allowed.

5.12 Shop fascias should not be significantly brighter than those of neighbouring shops. Shopfront and fascia lighting should not contribute to light pollution and sharp contrasts caused by over bright shopfronts should be avoided. The scale of shop lighting equipment in relation to the fascia signs, shopfronts and the building above should be carefully considered so that the daytime appearance of the lighting does not detract from the quality of the shopfront. Where a hanging sign is illuminated, discrete external illumination is favoured; either from a trough or from the use of small discrete spotlights. Lighting should be positioned and accessorised to eliminate lateral glare along the street. Light pollution is more easily avoided by illuminating

from the top.

5.13 In commercial areas generally, advertisements and lighting should not be used simply or primarily to create a 'presence' at night.

Car Parks

5.14

Lighting is often employed at car parks to reduce the risk of crime and vandalism and enhance the safety of pedestrians. A poorly designed lighting scheme, however, can result in significant light pollution and be detrimental to the enjoyment of nearby properties. The impact can be minimised through manipulating the number, height and spacing of lights, directing lights downwards and using equipment, such as specially designed luminaires and shields, to reduce the amount of light spill. Applicants should also consider making use of existing structures on which to attach equipment and consider whether other security measures, such as CCTV (visible or infra-red sensitive), could be used in conjunction with or instead of the lighting scheme

Recreational Lighting

5.15

Skybeams are inherently polluting and will not normally be permitted where their use or installation requires either advertisement consent or planning permission.

6.0 Implementation

6.1 The Council intends to use a variety of means to secure lighting related improvements within the District and to support the implementation of the Lighting Design Strategies.

6.2 The City Council will to seek to agree section 106 agreements and to use other planning powers to secure lighting improvements on appropriate schemes, through the development control process.

6.3 The quality of lighting contained within a development proposal is a material consideration in the determination of planning applications. Policies BE1 and BE2 of the emerging Local Plan set out what the City Council's approach to outdoor lighting will be.

7.0 Light Fund

7.1 The Council is seeking to establish a lighting fund in conjunction with the private sector to enable a programme of grant aid for new lighting proposals. The Council will also explore the potential for other sources of funding.

7.2 The Light Fund would be used to encourage suitable public and private lighting improvements or refurbishments throughout the District, in general accordance with the objectives of the Lighting Design Strategies.

8.0 General Lighting Design Principles

Purpose

8.1 In many lighting installations, people make recommendations and decisions without specialist knowledge or a full understanding of the impact of their decision. This section of the guidance aims to provide some ground rules for the design of schemes based on the existing guidance described in earlier sections.

8.2 Consideration of the architecture or landscape and the extent to which this dictates the image to be created.

8.3 The purpose of the lighting should always be clearly defined and must be provided for a specific purpose, either to illuminate a building or given area, to mark out pathways, or to highlight obstacles or objects of interest within an area. Clearly, the effectiveness and acceptability of the installation can only be assessed after the purpose is defined, and this should be the starting point of any design.

Context

8.4 Consideration should be given to the lighting effect to be reated in relation to the surrounding nighttime environment and the subject itself.

8.5 The object or area to be lit should not be viewed in isolation, but should be seen as part of a larger area with its own individual lighting environment. The relative brightness, lighting style and prominence of surrounding illuminated elements should be taken into consideration as context for the proposal.

Views

8.6 An assessment of the distant and local views to determine lighting priorities and the consideration of the relationship of the building and its lighting to neighbouring buildings and features should be made.

8.7 Within a generally darker environment the object, building or area to be lit will have a visual impact from further afield and will have a greater impact on the use and character of surrounding areas or buildings. This impact needs to be assessed.

Subject

8.8 Consideration should be given to the surface of the subject in terms of colour and texture and the effects this might have on any lighting plans.

8.9 The size, detail, colour, construction materials and mass of the subject to be illuminated need careful consideration to ensure a successful lighting result.

9.0 Lighting Techniques

9.1 Exterior lighting is frequently referred to as floodlighting, implying that the building or area is bathed in light. Generally speaking selective lighting of elements of the building is often a better response to lighting than employing floodlighting. This approach gives savings in equipment, maintenance and power consumption whilst generally leading to a more pleasing effect.

9.2 Any lighting scheme for a building or feature should be developed in response to the lighting purpose taking into account the following:

Brightness, Contrast

9.3 These are the key elements in exterior lighting. Too much light is frequently projected onto buildings, destroying the appreciation of its architecture. The result is often a building too brightly lit causing an unacceptable contrast with other buildings or areas. Lower levels can be far more revealing and sympathetic to the architecture or design detail.

9.4 Advertisement regulations can limit brightness in signs, but not in the lighting of buildings. A careful consideration of the subject in designing a scheme will reap enormous benefits.

9.5 There are two notions of brightness. Objective brightness is the measurable brightness of the surface. Subjective brightness is the effect experienced by the observer of a light source on a surface. In preparing lighting design, subjective brightness is considered to be the more important consideration, as it takes into account the brightness of the surface, its reflectivity and other elements of the townscape.

Floodlighting

9.6 Floodlighting is a lighting technique using wide-angle floodlights positioned so that the entire subject is covered in even illumination. This technique is often associated with large amounts of glare, bright lighting, a flat dull effect and a contribution to light pollution.

9.7 Flood lighting is an appropriate technique for the illumination of sports pitches and large surface car parks, but is of less value in architectural or decorative lighting

9.8 A technique of highlighting and picking out specific building features. Narrow angled, well-controlled luminaires are used to

Accent Lighting

restrict the light to the feature desired. Often associated with older buildings and sculpture where the subject to be lit is rich in detail.

Modelling

9.9 This is the technique of tempering floodlighting so that the light only comes from specific directions. It incorporates both light and shade and brings out the form and features of a building.

Silhouette

9.10 This is a technique that is most successful from one viewpoint and simply reveals the building by placing it in silhouette. This is often successfully achieved in nature by the setting or rising sun. Silhouette lighting relies for its effect on spill lighting around the subject. The final destination of this spill light needs very careful consideration to avoid nuisance or pollution. As a result of the inherent light spill associated with silhouette lighting it will not normally be acceptable and alternatives should be sought.

Equipment Types

9.11 A wide variety of lighting equipment is available. Unfortunately, designers often restrict their choice of equipment to a few types, particularly when the equipment of only one manufacturer is used. Glare and patchy optical performance is a common result.

9.12 The size and weight of equipment is important in relation to the building on which it is mounted. In order to minimise the visual bulk, it should be as small as possible in relation to the desired light output.

9.13 Consideration should also be given to the colour of equipment and cabling to minimise the daytime impact of the scheme.

Light Source

9.14 The choice of light source is critical to the process of lighting design. The type of sources available is constantly changing with new ones continually being produced. There are four factors to be taken into consideration when choosing an appropriate source: -

9.15 What colour the lighting appears to be is important in creating overall effect.

Colour Appearance

9.16 The ability of the light to render colour accurately is important. Although less important in exterior lighting, poor colour rendering can have a deadening effect on an area.

Colour Rendering

9.17 The average life of a lamp should be considered. In a large installation, this has an importance for maintenance costs.

Lamp Life

9.18 The output of the lamp in relation to its energy usage, measured in lumens per watt. This has often been the consideration in choosing sources, the desire being economy of operation; other factors with lamps however can be of greater importance such as their colour appearance or rendering abilities.

Efficacy and Efficiency

9.18a **Installing well designed lighting systems saves money and conserves energy. Reduction in energy consumption is a key theme of high quality design, as expected by Policy BE1 of the Revised Deposit Draft Canterbury District Local Plan 2001 – 2011. Further advice on energy saving design and products can be obtained from the Energy Saving Trust (www.est.org.uk) and the Kent Energy Centre (www.kentenergycentre.org.uk)**

9.19 Equipment locations need to be carefully considered. Initially, the decision will depend on the location that creates the best lighting effect. Effects on the environment and the viability or ease of future maintenance must be considered.

Equipment Location

9.20 The running cost of exterior lighting schemes frequently concerns owners. If a scheme is designed well, the actual cost can be relatively small. The owner should expect an estimate of running costs from the designer as an element of the design presentation of the scheme.

Electrical Supply

9.21 Lighting schemes should be installed by an approved electrical contractor under the supervision of a professional lighting designer or engineer. It must be installed with due regard for

Scheme Installation

the fabric of the building. Corrosion is a serious problem in buildings, particularly with stonework, and careless installation can exacerbate the problem. Combinations of different metals can cause electrolytic action and poor mechanical installation can cause cracking or failure. On Listed Buildings consent may be required.

9.22 Owners must satisfy themselves that a competent and experienced professional has been employed to design the installation. The standard of installation must be combined with effective maintenance of the building as well as the lighting.

Maintenance

9.23 The commissioning of any lighting scheme must be accompanied by a clear strategy for maintenance to ensure that the lighting functions correctly in terms of its operation, focus and control and also that all statutory obligations in terms of health and safety, design construction and maintenance obligations have been met

10. Submitting a Planning Application

10.1 If a lighting scheme has a material affect on the external appearance of a building or if freestanding structures, such as lighting columns, form part of the scheme, then planning permission is likely to be required. If you are in doubt as to whether planning permission is required for the installation of a lighting scheme, then advice should be sought from the Council's planning department. Should planning permission be required, then the City Council will provide further guidance, setting out the information that should be submitted with the application.

10.2 If planning permission is required for the installation of a lighting scheme, it is important to ensure that the City Council has all the information necessary to determine the planning application. It is likely that the following information will be required:

- A statement setting out why the lighting scheme is required;
- A report prepared by a lighting engineer, setting out the details of the luminaires and columns, including their type, height and location.
- A technical specification of the luminaires, setting out what design attributes have been chosen to minimise light pollution.
- A plan illustrating illuminance levels across the site and at the boundary of the property. Illuminance levels beyond the boundary of the site, together with the upward waste ratio of the lights may also be required.

10.3 In some cases the statement may be required to consider how the lighting scheme will be viewed against the wide landscape, both urban and rural and the potential role of landscaping in minimizing the day and night-time visual impact of the installation.

10.4 Where it is established that there is no objection in principle to lighting installation, the planning application may be granted subject to conditions. Such conditions may include limiting the hours during which the lights may be switched on, or requiring the permanent installation of equipment that reduces light spill (upwards or beyond the boundary of the site). Conditions may also require the retention of existing features or vegetation or alternatively require new planting or bunding to reduce light spill beyond the boundary of the site. Where the impact of lighting is unclear, the Council may in some circumstance seek the erection of temporary lights or require a review of the lighting impact following completion of the scheme.

10.5 In the case of Listed Buildings, consent is likely to be required for external lighting. Unsympathetic light fittings can detract from the appearance of the listed building, both at night-time and during the day. While sensitive lighting and the appropriate choice of luminaires can benefit the historic environment, it is important that the principle of external lighting and the detailed design receives careful scrutiny. Advice should be sought from the City Council.

10.6 Most illuminated signs also require express consent under the Town and Country Planning (Control of Advertisements) 1992 (amended 1994).

Not all forms of lighting require planning permission. People are encouraged, however to take measures to reduce light pollution, protect public amenity and reduce energy consumption. If you are considering a lighting scheme or have an existing lighting scheme and want some advice on aspects of its operation, please contact the Regeneration and Economic Development division of the City Council.

Appendix 1

Local Plan Policies as set out in the Revised Deposit Draft Canterbury District Local Plan (2001 – 2011)

Policy BE1

The City Council will expect proposals of high quality design which respond to the objectives of sustainable development. When considering any application for development the Council will have regard to the following considerations:

(a) The environmental, sustainability and visual impact; The need for the development;
(b) Accessibility and safe movement within the proposed development;
(c) The landscape character of the locality and the way the development is integrated into the landscape;
(d) The conservation and integration of natural features including trees and hedgerows to strengthen local distinctiveness, character and biodiversity;
(e) The visual impact and impact on local townscape character;
(f) The form of the development: the efficient use of land, layout, landscape, density and mix, scale, massing, materials, finish and architectural details;
(l) The reduction in energy consumption by means of layout, design, construction and alternative technology;
(g) Safety and security;
(h) The privacy and amenity of the existing environment;
(i) The compatibility of the use with adjacent uses;
(j) The need to keep the building in use and fit for purpose; and
(k) Appropriate Supplementary Planning Guidance adopted by the Council.

Policy BE2

In order to ensure that functional, visually successful public realm space is created with a strong sense of place as part of new development, the Council will have regard to the following when considering planning applications:

(a) The retention and incorporation of public rights of way and the creation of a connected open space and pedestrian/cyclist circulation system related, where appropriate, to a landscape framework having regard to safety

and security;

(b) The maximising of opportunity for all areas of the public realm to be subject to natural surveillance;

(c) The incorporation of landscape design to the frontage of development sites, particularly where they border principal roads;

(d) New outdoor lighting will be encouraged as a means of improving public safety and enhancing buildings which have a positive impact upon the public realm.

Lighting should not adversely affect residential amenity, sites of nature conservation value, or be obtrusive in those rural areas where dark skies are an important part of the nocturnal landscape;

In order to improve the physical environment of the public realm the Council will encourage the promotion of public art, subject to appropriate consultative and planning considerations. Where new development changes or creates new public places, the Council will expect the provision of public art to be included as part of the proposal.

Appendix 2

Institute of Lighting Engineers
Guidance notes for the reduction of light pollution

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Policy xx

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