

Street Lighting Private Finance Initiative Planning Application Review

Planning Application Review	
Planning Application	Construction of 6 padel tennis courts (4 covered, 2 uncovered) and new clubhouse building with changing facilities, café and raised terrace area. Creation of new parking spaces and associated boundary treatments
Application Reference	25/00929/FUL
Applicant	
Lighting Type	Sports Lighting
Our Reference	RMBC 30-02-2500929-01 (13/10/2025)
Documents Reviewed	
• Lighting Details • Existing Site layout • Proposed Site Layout • Preliminary Ecological Appraisal • Design Access Statement • Proposed Elevation 1 • Proposed Elevation 2	
Lighting Requirements	
For any proposed external lighting, other than that shall be adopted by the Local Authority shall be submitted to the Local Authority Planning Department for review. The following information is required to ensure the proposed non-adoptable lighting design protects residents and amenities against intrusive light.	
1.	A full lighting design, calculations, and detailed layout - providing details of lanterns, angle of lanterns, maintenance factors, mounting heights, exact locations of lanterns etc.
2.	Confirmation of lighting standards the private area has been lit to (BS5489, CIBSE etc.)
3.	Calculations showing compliance with ILE guidelines (GN01) for the control of intrusive lighting to Environmental Zone E3
4.	Lux plots showing light spill onto surrounding areas to include 10, 5 and 1 lux levels
5.	Source Intensity of lanterns should be considered for the proposed installation to ensure compliance with the requirements of GN01.
6.	All lighting calculations showing light spill and obtrusive light should be for worst case scenario, i.e., when the installation is first operational.
7.	If any complaints are received, the Maintaining Body should consider the fitting of shields to the lanterns in line with the Institute of Lighting Professionals (ILP) "Guidance notes for the reduction of obtrusive light" - Environmental Zones

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Comments			
1.	A detailed lighting layout shall be required. The layout shall clearly identify the column heights and locations and the lantern aiming direction. The layout shall include for a detailed descriptive key providing details of the lanterns and their tilts from the horizontal, any back light shields to be fitted. The layout shall also include the lux lines for 1, 5 and 10lux showing the spill from the courts.		
2.	Lighting standards and the selection class shall be confirmed of what the courts are to be lit to. Design results need to be lux and measurements in meters		
3.	There should limited impact on neighbouring residential properties with the natural shielding of the surrounding trees. Consideration is still necessary and therefore lux spill lines are required and upward light ratio shall be required.		
4.	Lux lines should be shown on the detailed layout.		
5.	Source intensity to be provided.		
6.			
Requested Lighting Planning Conditions			
As part of the design submission the Developer shall provide the following information so that a design review can be carried out:			
On behalf of Street Lighting Team			
Prepared by	Philip Beveridge	Approved by	Andy Ashton FIHE
Position	Joint Authority PFI Design Engineer	Position	Joint Authority PFI Project Manager
Date	13/10/2025	Date	13/10/2025
Signed	<i>P. Beveridge</i>	Signed	<i>Andy Ashton</i>