

Planning Condition 20

The development hereby approved shall include a building lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn, or as may be otherwise agreed in writing by the City Council as local planning authority. Full details of such a scheme shall be submitted to and approved in writing by the local planning authority **before the development commences**. The approved scheme shall be implemented in full before the development is first occupied and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of government guidance in the National Planning Policy Framework, saved policy E3.3 of the Unitary Development Plan.

The lighting installation will be as required under the Crime Impact Statement section 4.8 as follows

External lighting will be provided to the front and rear of dwellings, operated by photoelectric cell/daylight sensor (manual override is also permissible).

Lighting to the access road and in parking areas will be in accordance with BS 5489 and display an average lux level of 20 lux with a uniformity level of no less than 25%.

Lighting to public / communal areas (including footpaths and roads) will be evenly distributed and not create areas of shadowing or pooling. low-level lighting will be positioned to avoid creating glare to individuals.

Fittings will produce a 'White' or "Warm White" light, as opposed to yellow/orange light. Low energy LED luminaires will be used.

Lighting fixtures will not be positioned to provide climbing aids over boundary treatments. Electrical layouts will be developed to avoid this.

With the above said, we would request this condition is changed to a "**Before Occupation**" rather than "**Before the Development Commences**" as we have not yet engaged an electrical contractor for the scheme who will provide the lighting calculations and present lighting samples for Client approval.