

13.1 INTRODUCTION

13.1.1 This Report has been prepared by Craig Robinson of Savills (UK) Ltd.

Scope of Assessment

13.1.2 As part of their role Savills have considered the proposal in terms of daylight and sunlight impacts to surrounding properties and the scheme itself.

Data Collection Methodology

13.1.3 Data collection and methodology involves the construction of a three-dimensional massing model of the proposed development and surrounding properties within an Auto CAD environment. By using specialist software it is possible to consider the impact of sky (daylight) and sun (sunlight) visibility upon the internal and external receptors and then contextualise these impacts in relation to guidance and policy.

13.2 POLICY CONTEXT

National Regional and Local Planning Policy

13.2.1 Whilst there is no current, specific legislative framework relating to developments and their potential effect on daylight and sunlight the most common point of reference is the BRE Guide. In assessing proposals for development, local Policy has regard to 'Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice (Second Edition)', published by the Building Research Establishment in 2011 (BRE Guide).

13.3 BASELINE CONDITIONS

13.3.1 The BRE Guide provides baseline conditions which are aspirational (rather than policy per se). Any derogate from these baseline conditions should be considered further detail.

13.4 PREDICTING THE IMPACTS OF DEVELOPMENT

13.4.1 The impacts of the development are clearly defined within the enclosed Report. As can be seen, all impacts/derogations are minor in nature and are considered to be fully supportable.

13.5 MITIGATION (RESIDUAL/CUMULATIVE ETC)

Construction

No mitigation is required.

Completed Development

No mitigation is required.

13.8 SUMMARY AND CONCLUSIONS

13.8.1 Savills have considered the proposal in terms of daylight and sunlight impacts to the surrounding properties and the scheme itself. They have confirmed, through detailed analysis, against baseline criteria, that the proposed scheme is fully supportable without need for further mitigation measures.