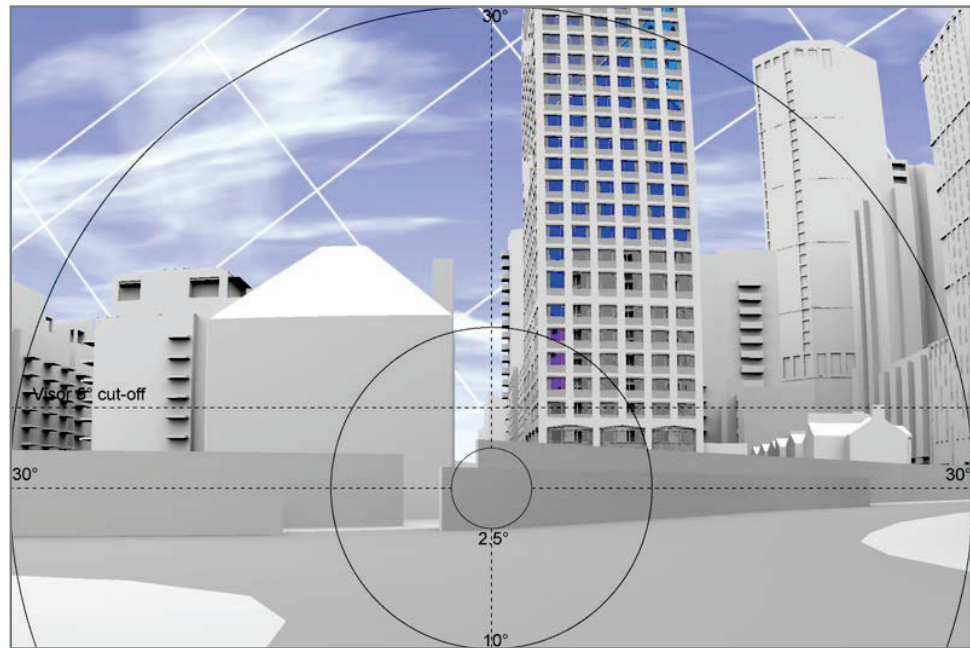
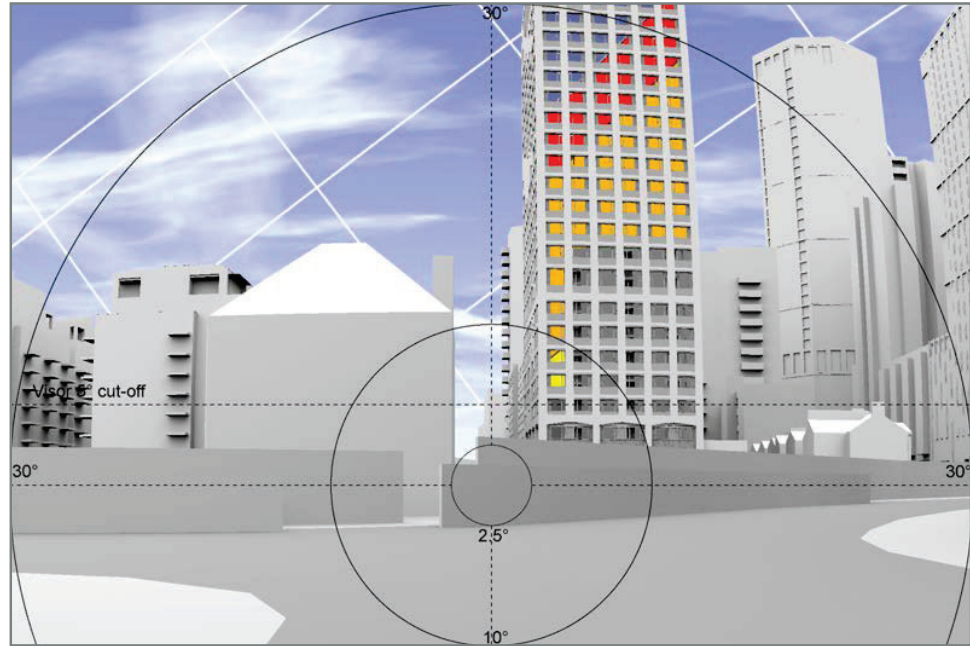


Viewpoint R04 Frequency of Reflections

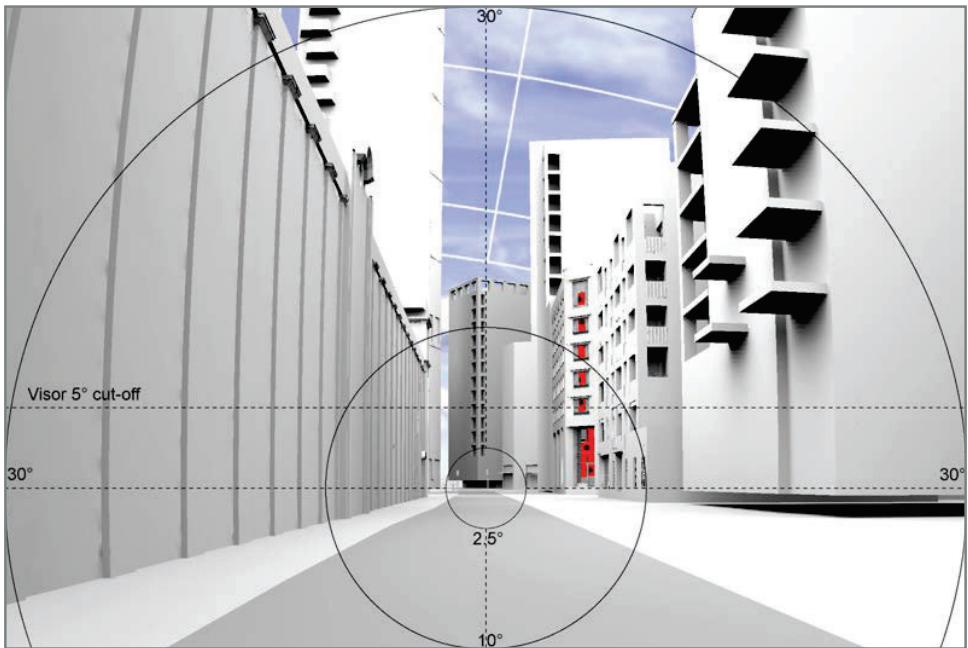


Img. 22: Solar reflections - HOURS - 60 degrees view
 Morning 4 5 6 7 8 9 10 11 Noon 12 13 14 15 16 17 18 19 Evening 20
 *Add one hour for British Summer Time

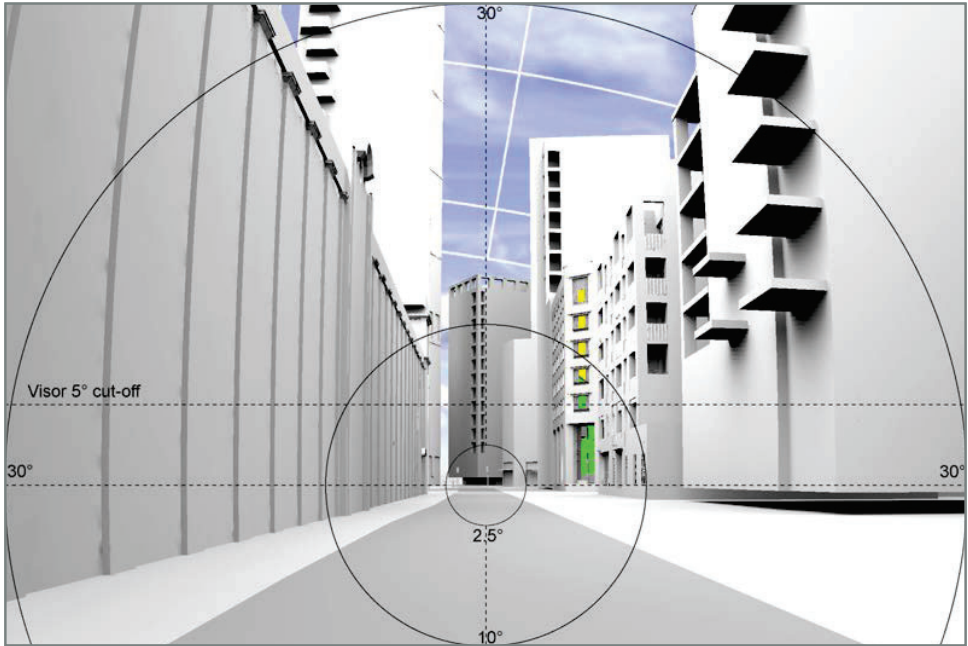


Img. 23: Solar reflections - MONTHS - 60 degrees view
 Winter solstice 21 DEC 21 JAN 21 FEB Equinoxes 21 MAR 21 APR 21 MAY Summer solstice 21 JUN
 21 NOV 21 OCT 21 SEP 21 AUG 21 JUL

Viewpoint R05 Frequency of Reflections



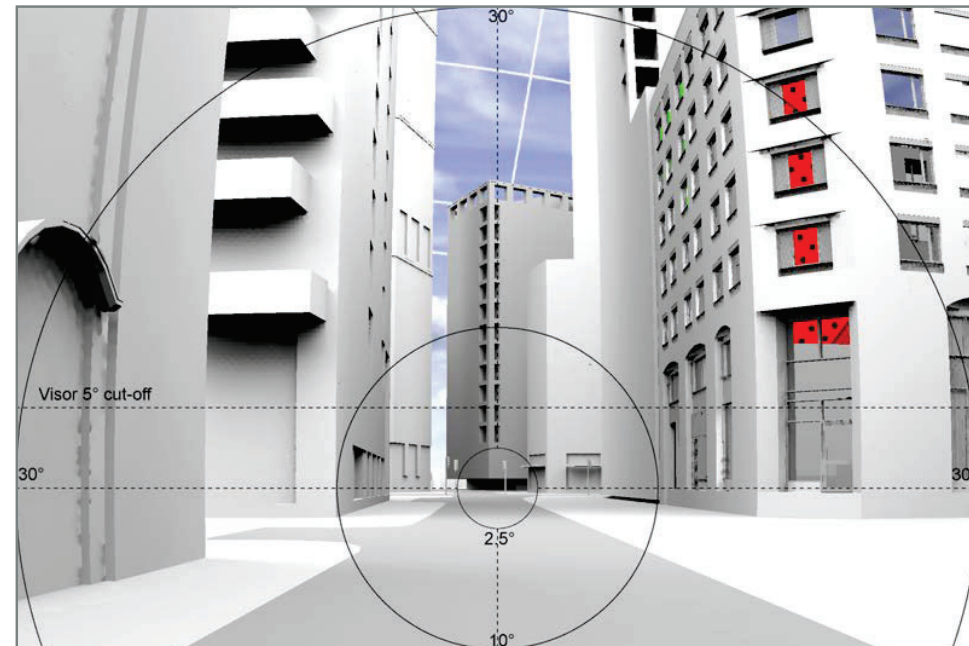
Img. 24: Solar reflections - HOURS - 60 degrees view
 Morning 4 5 6 7 8 9 10 11 Noon 12 13 14 15 16 17 18 19 Evening 20
 *Add one hour for British Summer Time



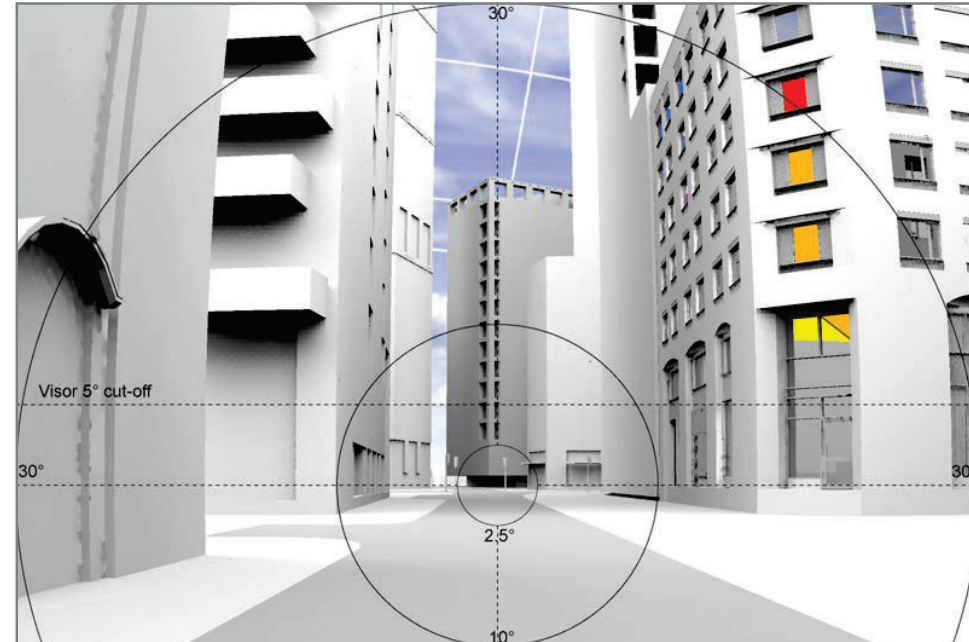
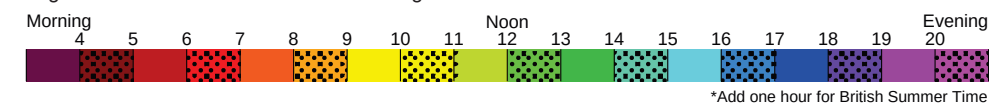
Img. 25: Solar reflections - MONTHS - 60 degrees view
 Winter solstice 21 DEC 21 JAN 21 FEB Equinoxes 21 MAR 21 APR 21 MAY Summer solstice 21 JUN
 21 NOV 21 OCT 21 SEP 21 AUG 21 JUL

Viewpoint R06

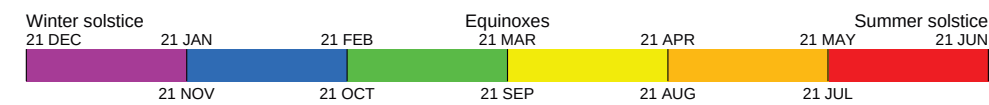
Frequency of Reflections



Img. 26: Solar reflections - HOURS - 60 degrees view

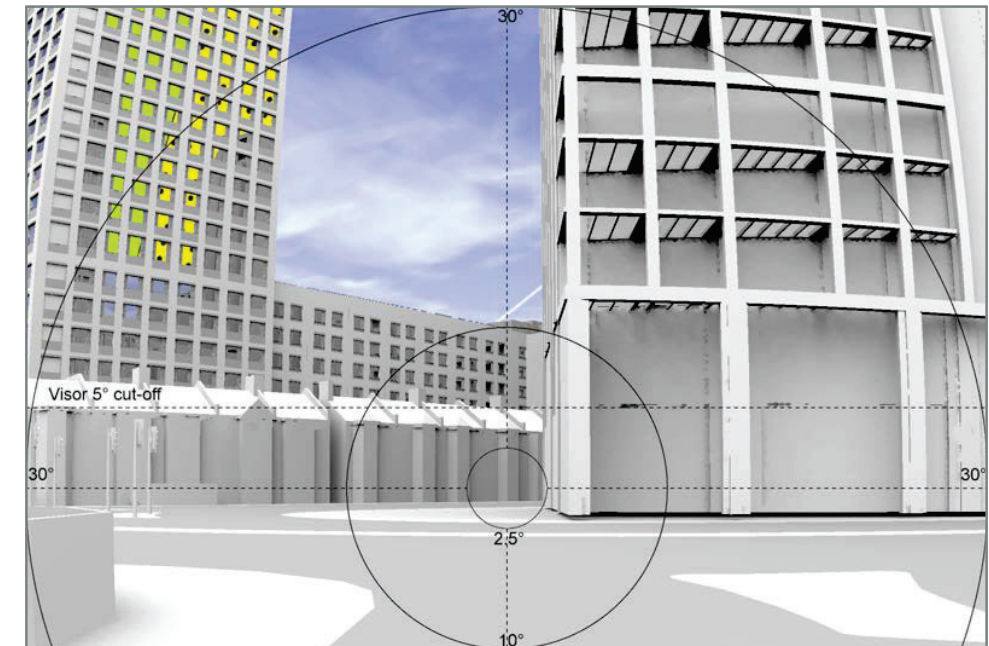


Img. 27: Solar reflections - MONTHS - 60 degrees view

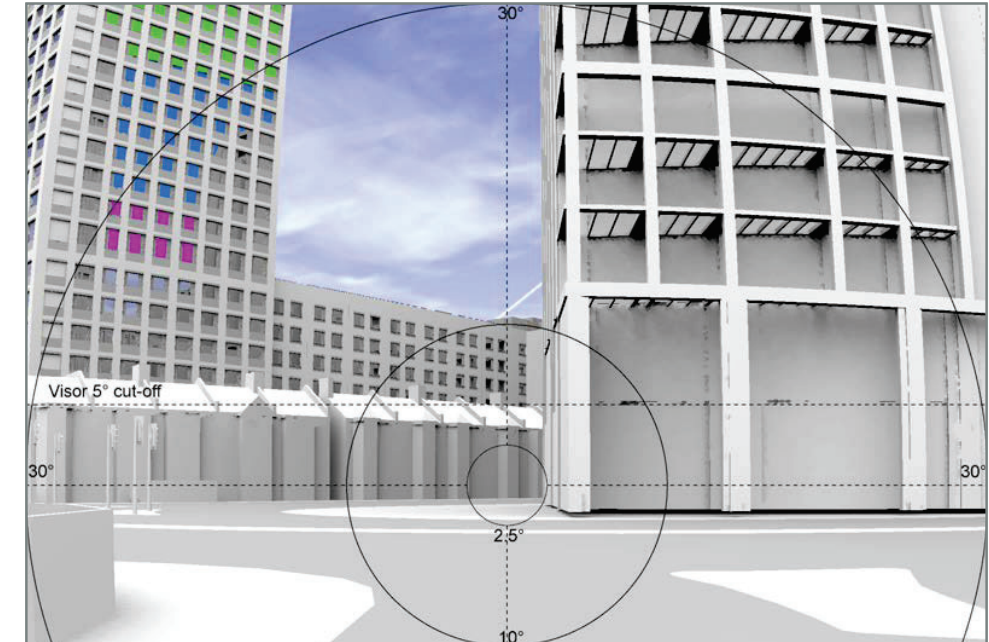
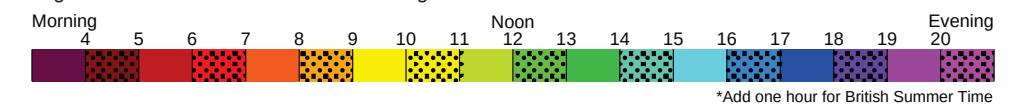


Viewpoint R07

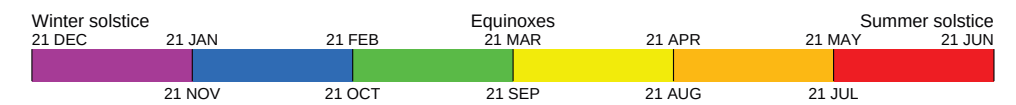
Frequency of Reflections



Img. 28: Solar reflections - HOURS - 60 degrees view

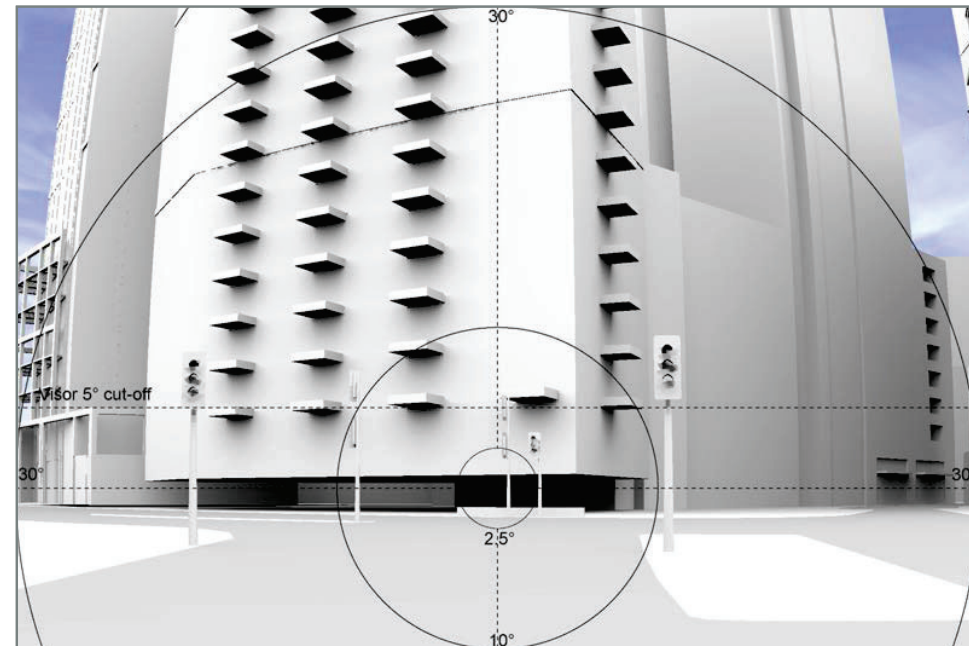


Img. 29: Solar reflections - MONTHS - 60 degrees view

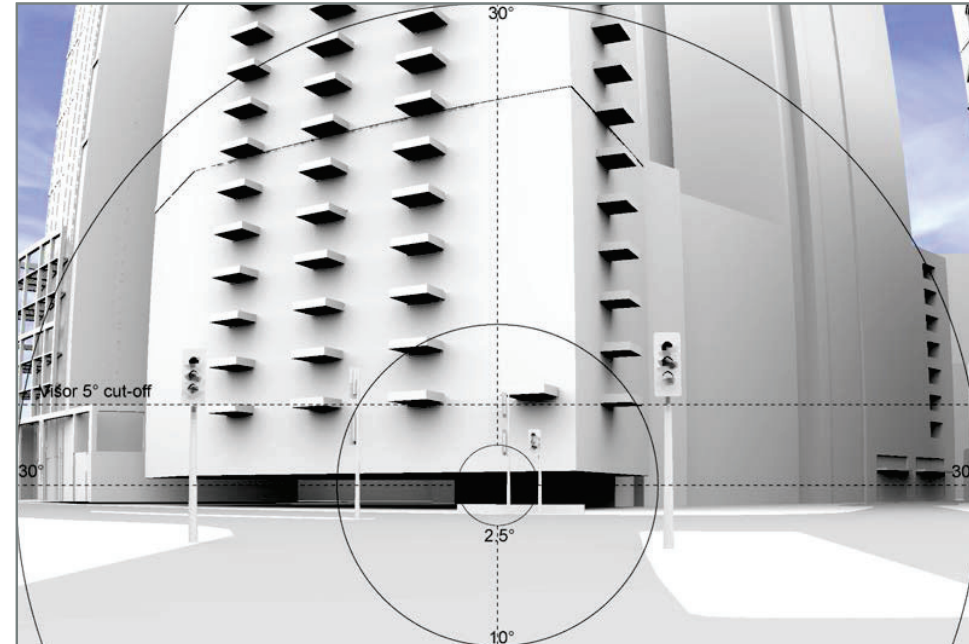
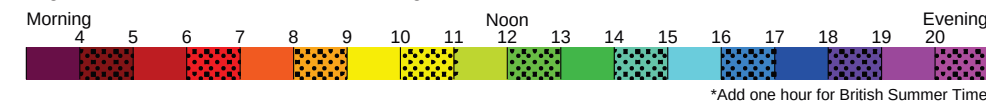


Viewpoint R08 (looking ahead)

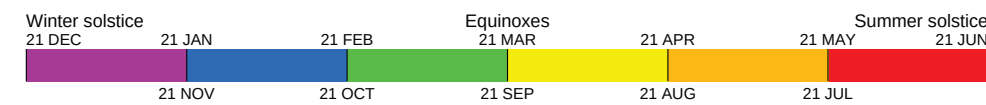
Frequency of Reflections



Img. 30: Solar reflections - HOURS - 60 degrees view

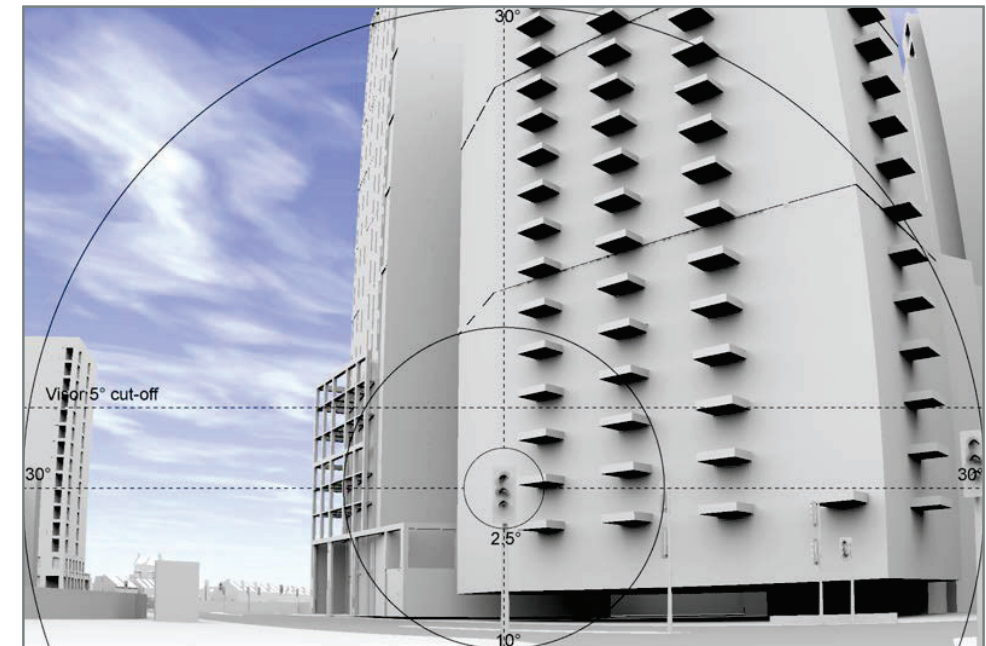


Img. 31: Solar reflections - MONTHS - 60 degrees view

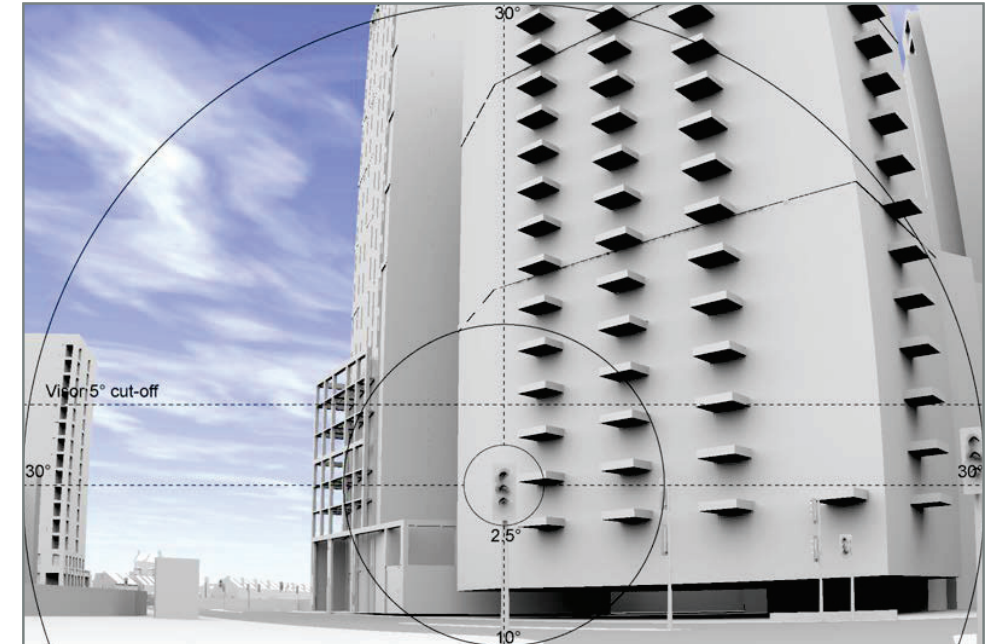
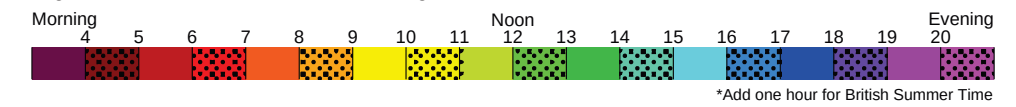


Viewpoint R08 (looking to left signal)

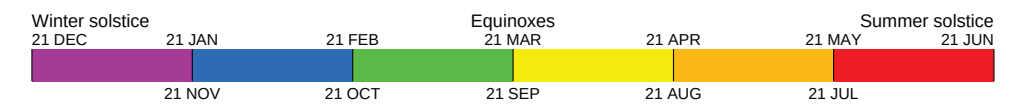
Frequency of Reflections



Img. 32: Solar reflections - HOURS - 60 degrees view

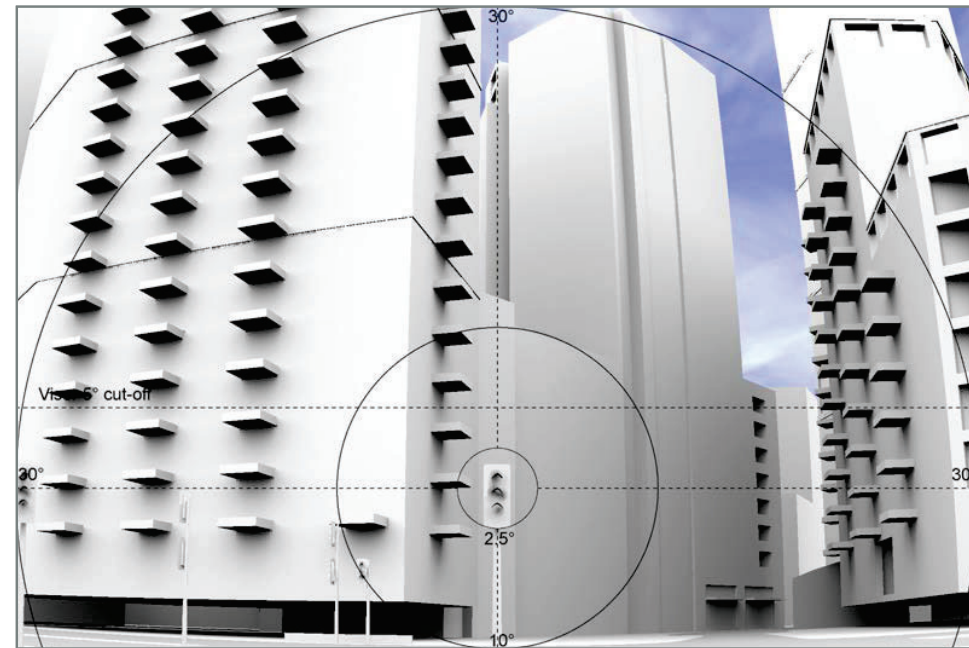


Img. 33: Solar reflections - MONTHS - 60 degrees view

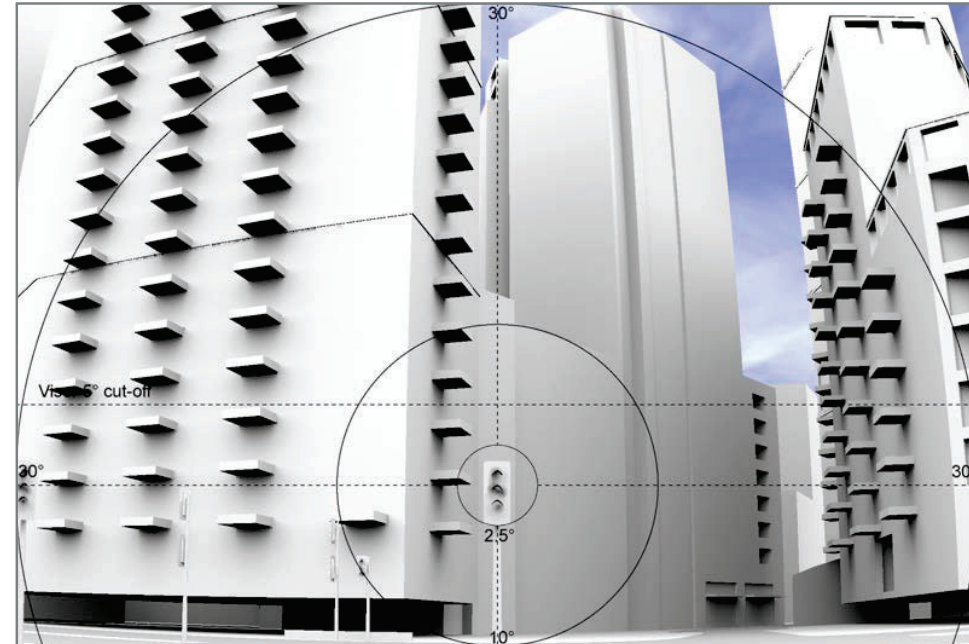
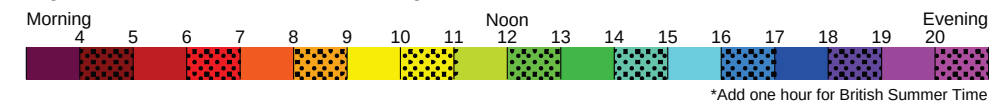


Viewpoint R08 (looking to right signal)

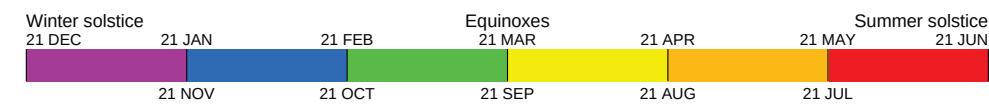
Frequency of Reflections



Img. 34: Solar reflections - HOURS - 60 degrees view

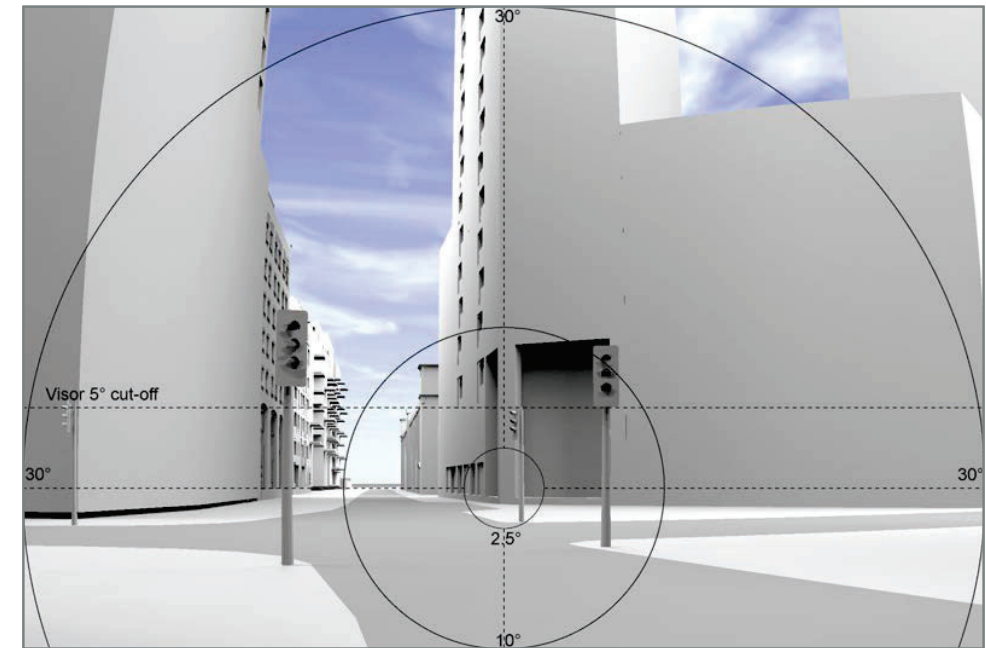


Img. 35: Solar reflections - MONTHS - 60 degrees view

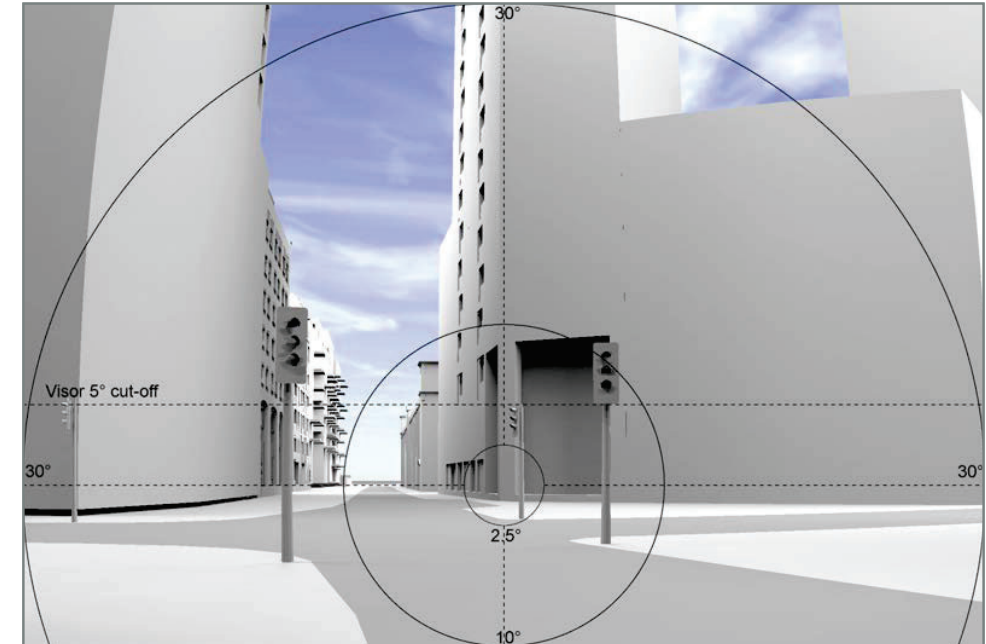
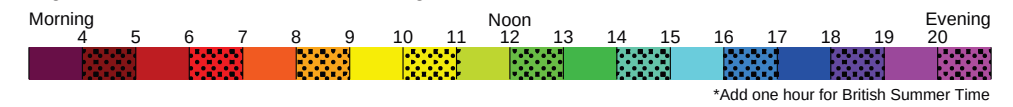


Viewpoint R09 (looking ahead)

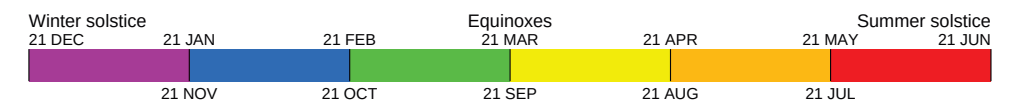
Frequency of Reflections



Img. 36: Solar reflections - HOURS - 60 degrees view

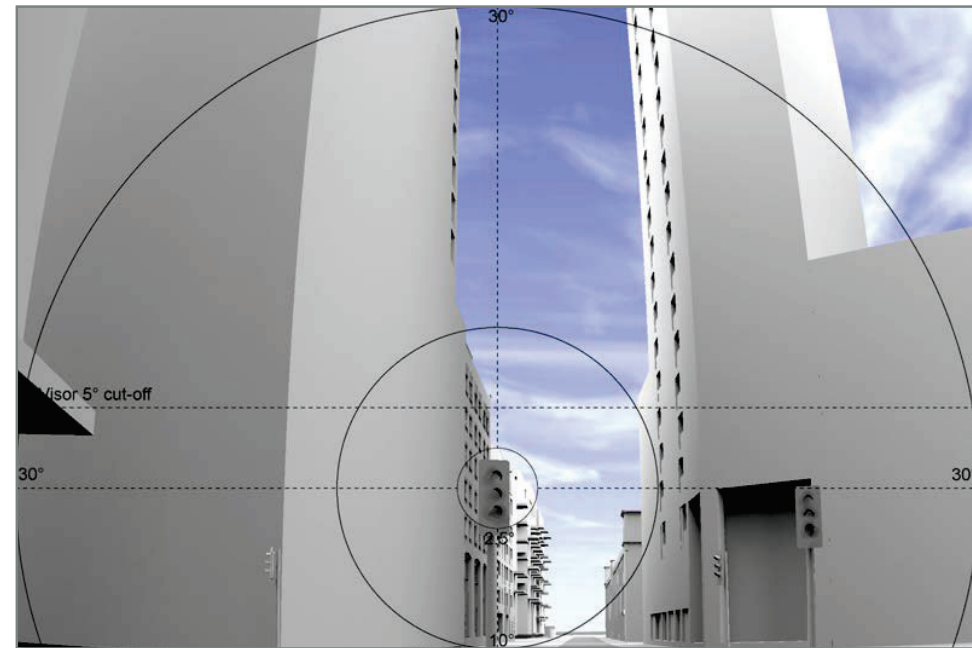


Img. 37: Solar reflections - MONTHS - 60 degrees view

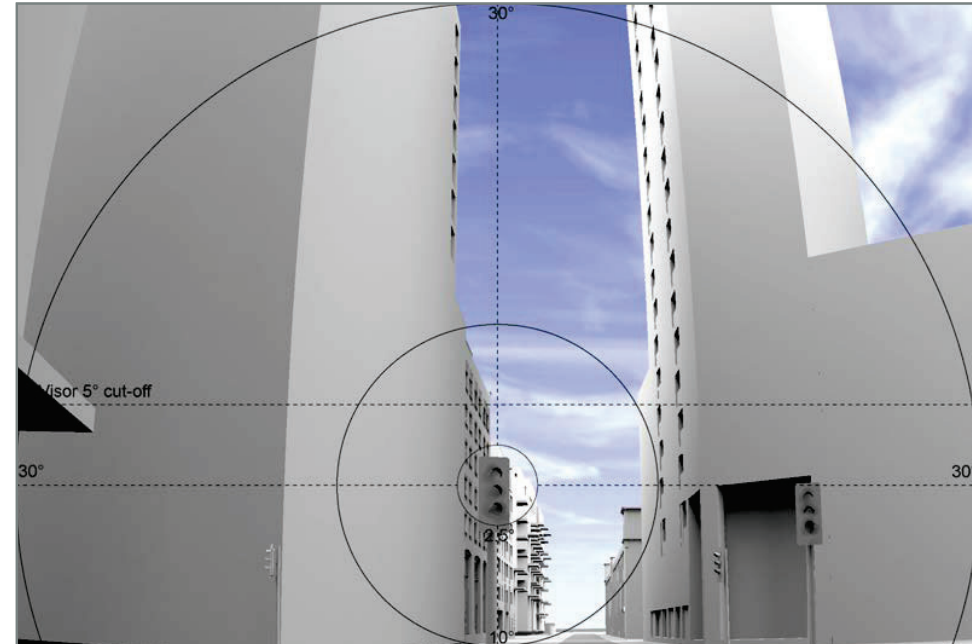
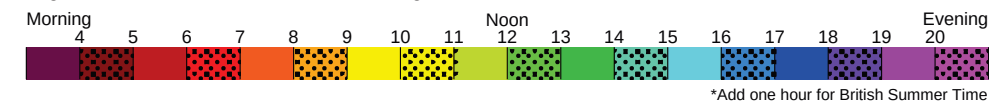


Viewpoint R09 (looking to left signal)

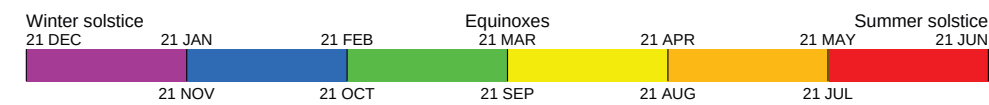
Frequency of Reflections



Img. 38: Solar reflections - HOURS - 60 degrees view

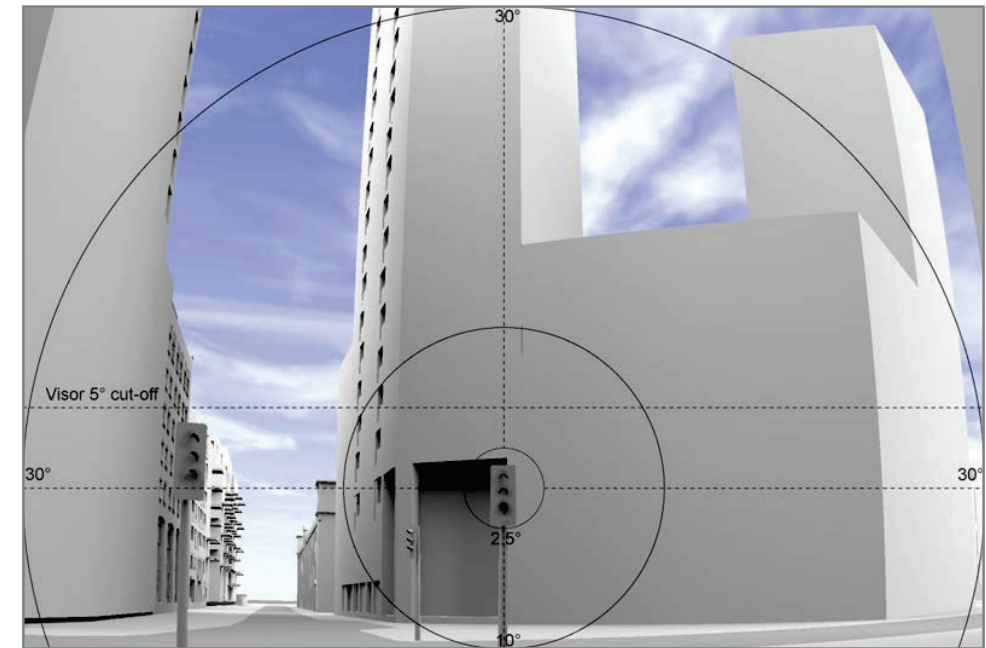


Img. 39: Solar reflections - MONTHS - 60 degrees view

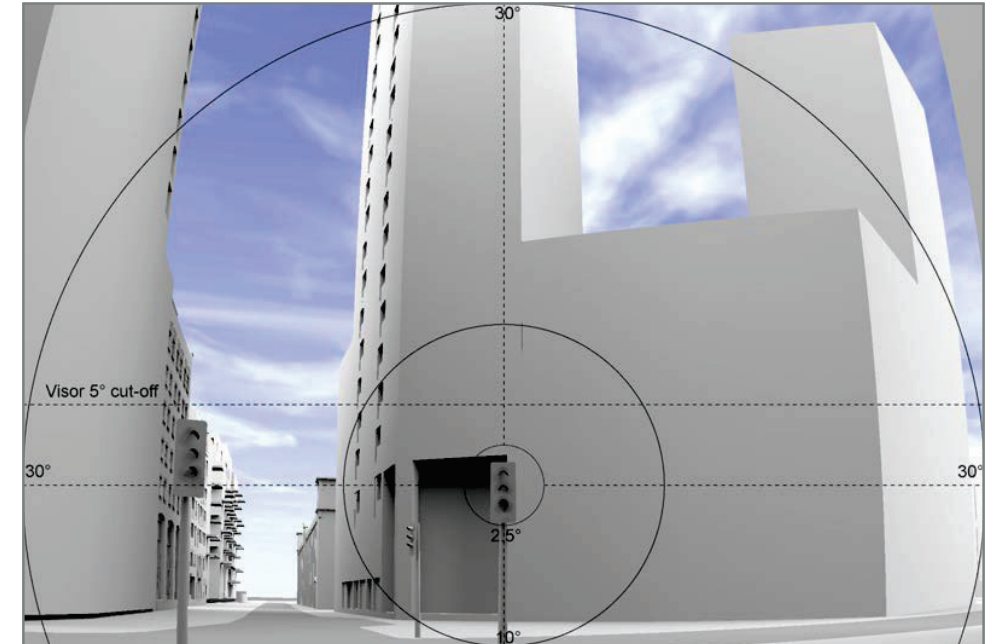
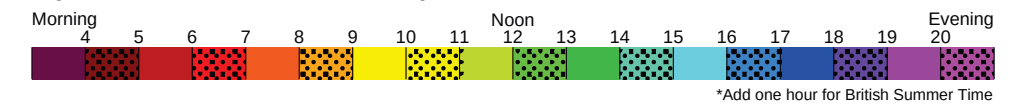


Viewpoint R09 (looking to left signal)

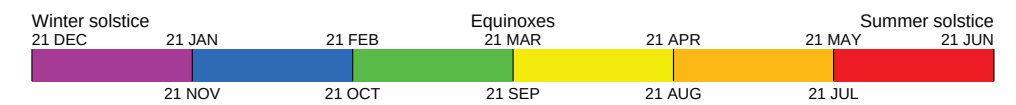
Frequency of Reflections



Img. 40: Solar reflections - HOURS - 60 degrees view

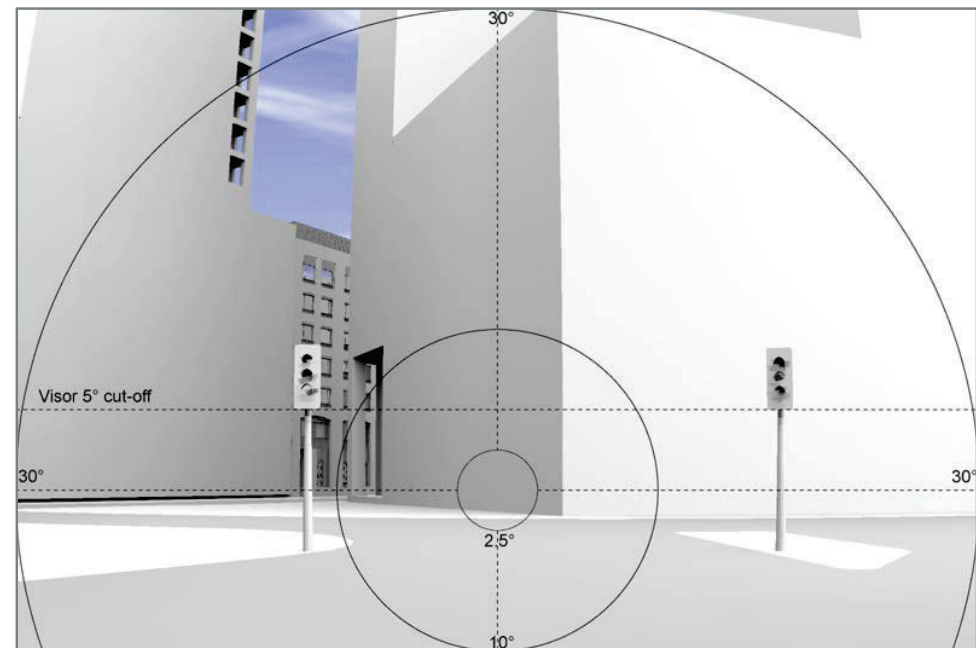


Img. 41: Solar reflections - MONTHS - 60 degrees view

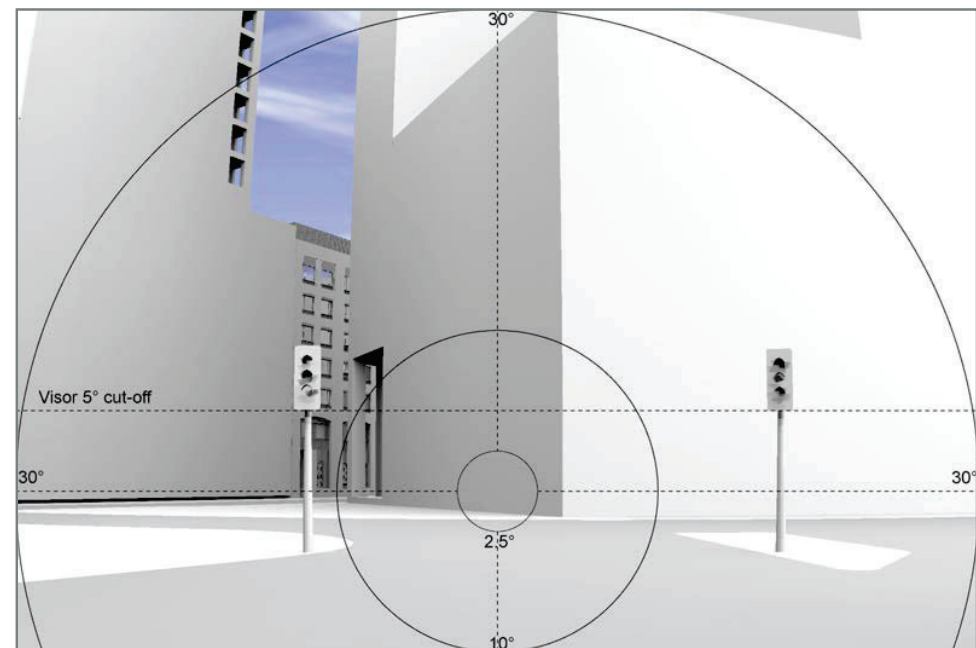
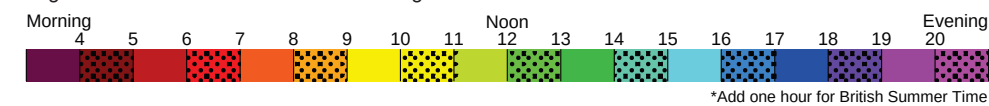


Viewpoint R10 (looking ahead)

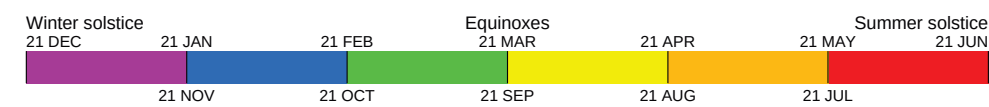
Frequency of Reflections



Img. 42: Solar reflections - HOURS - 60 degrees view

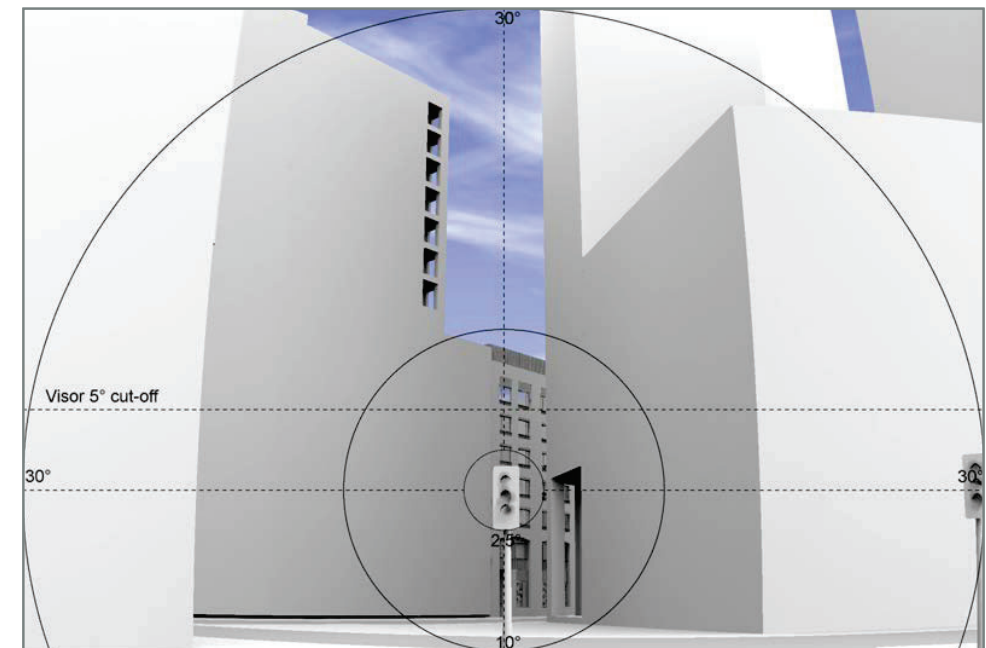


Img. 43: Solar reflections - MONTHS - 60 degrees view

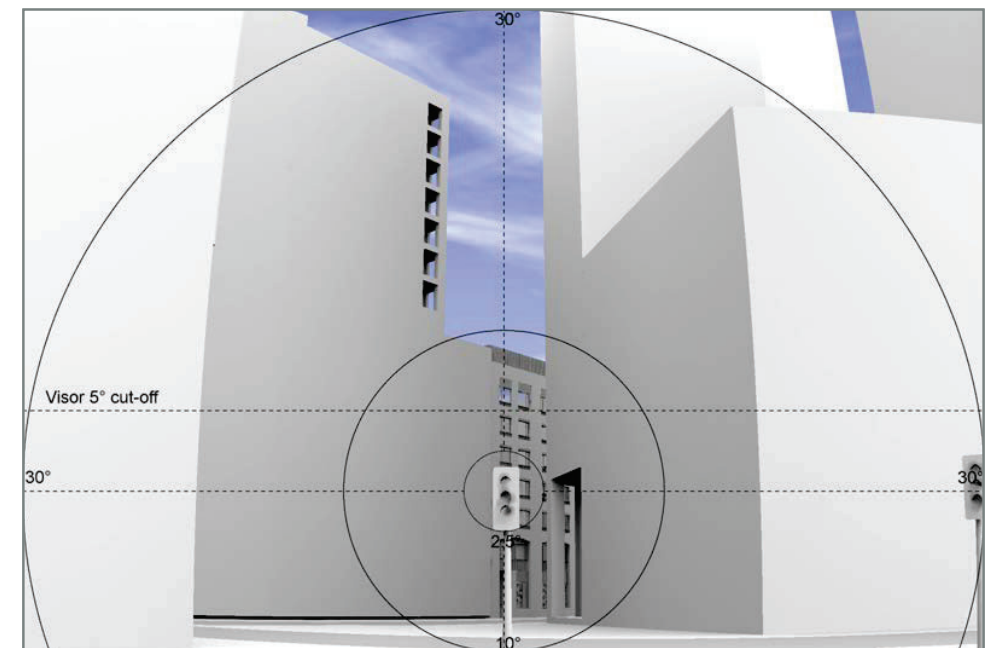
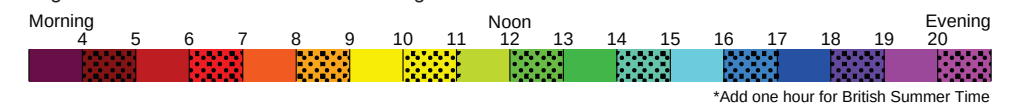


Viewpoint R10 (looking to left signal)

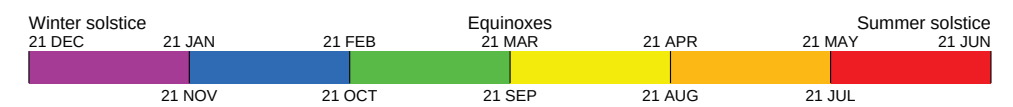
Frequency of Reflections



Img. 44: Solar reflections - HOURS - 60 degrees view

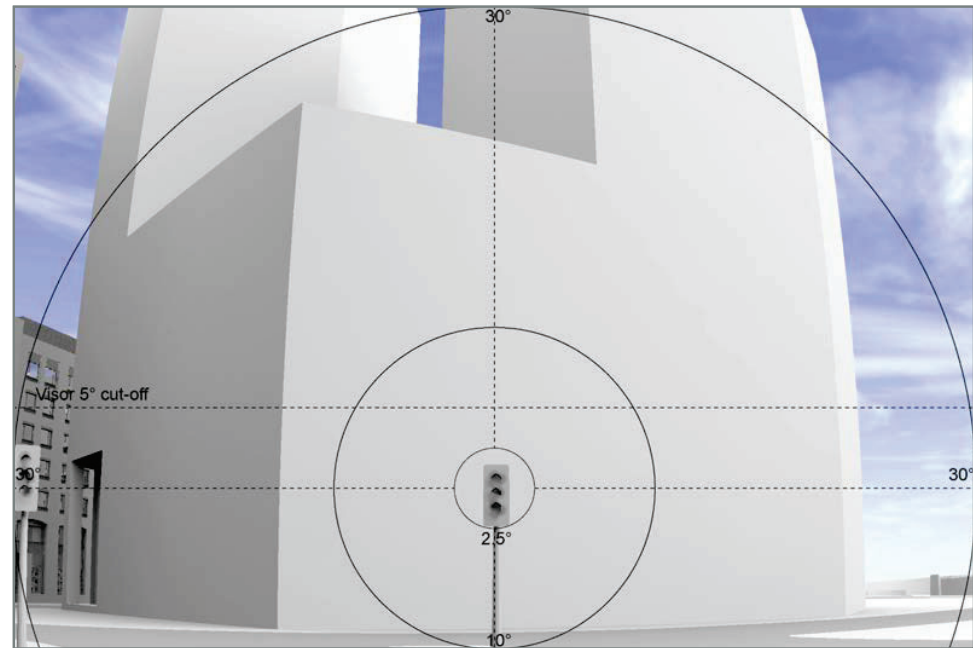


Img. 45: Solar reflections - MONTHS - 60 degrees view

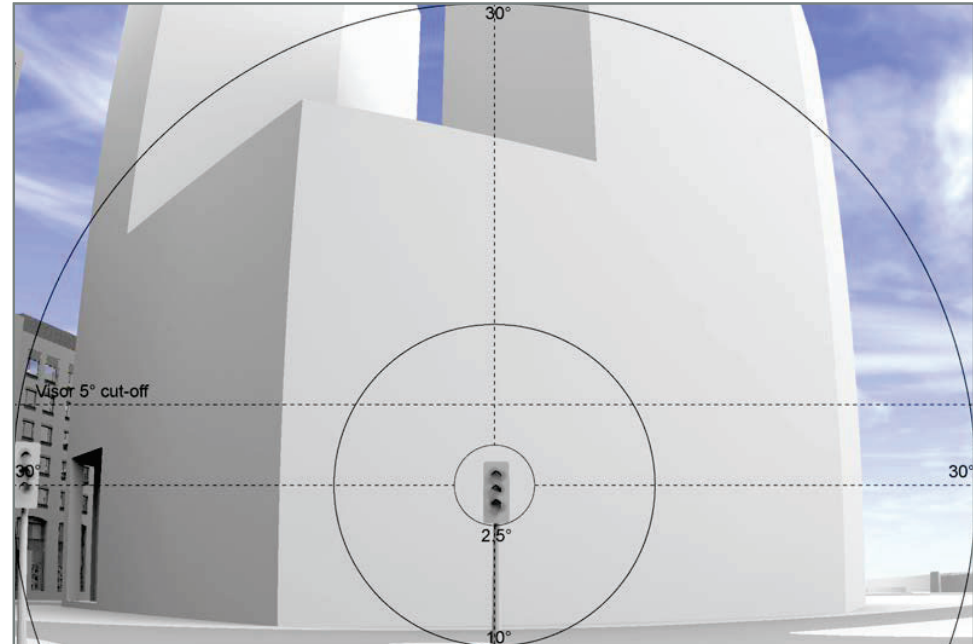
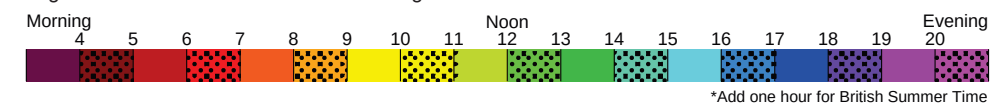


Viewpoint R10 (looking to right signal)

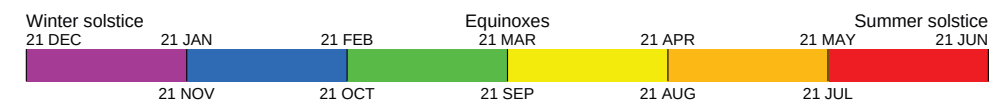
Frequency of Reflections



Img. 46: Solar reflections - HOURS - 60 degrees view

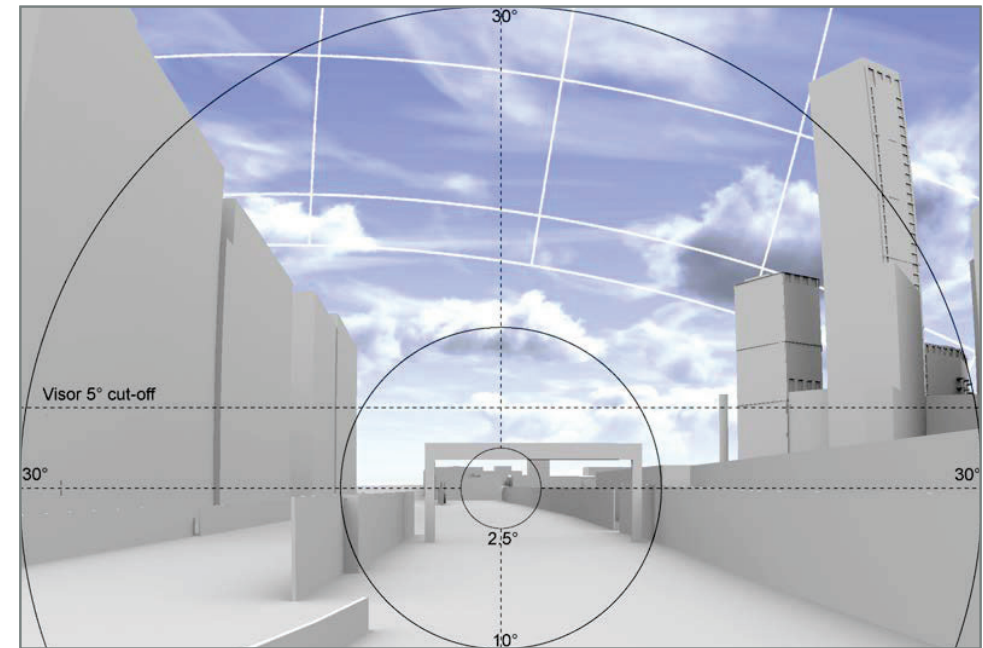


Img. 47: Solar reflections - MONTHS - 60 degrees view

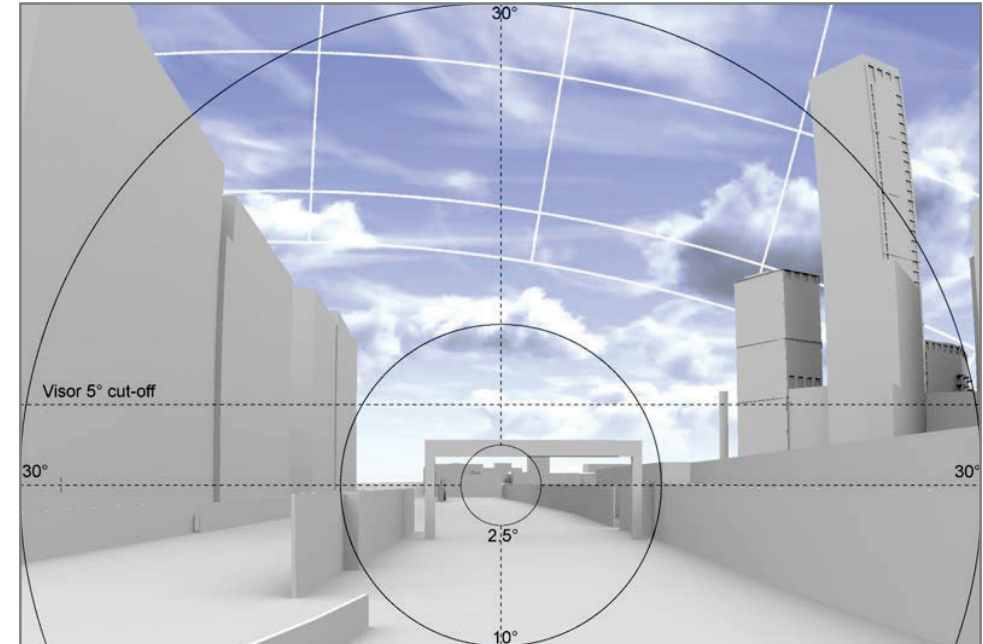
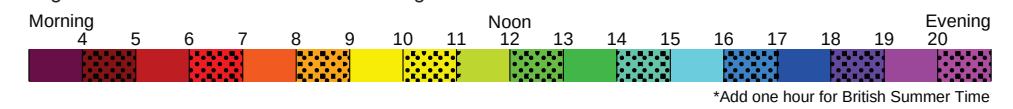


Viewpoint R11

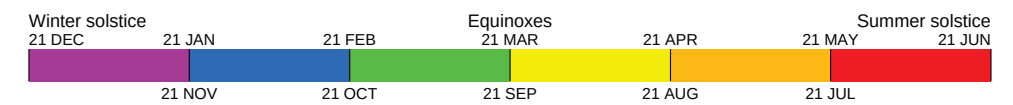
Frequency of Reflections



Img. 48: Solar reflections - HOURS - 60 degrees view



Img. 49: Solar reflections - MONTHS - 60 degrees view



Appendix: Daylight, Sunlight, Overshadowing and Solar Glare

Annex 1: Drawings of Existing, Proposed and Surrounding Buildings

**Annex 2: Results of the Daylight and Sunlight Assessments with Neighbouring
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Annex 3: Results of the Cumulative Daylight and Sunlight Assessments

Annex 4: Results of the Future Baseline Daylight and Sunlight Assessments

Annex 5: Results of the Consented Baseline Daylight and Sunlight Assessments

Annex 6: Results of the Mirrored Assessment for Rosa Luxemburg Apartments

Annex 7: Results of the Sunlight Amenity Assessments

Annex 8: Transient Shadow Images

Annex 9: Solar Glare Images

Annex 10: Policy and Legislation Review

Annex 11: Hale Road Properties



Annex 10

Policy and Legislation Review

National Planning Policy and Guidance

The National Planning Policy Framework - Department for Housing, Communities and Local Government (August 2026)

X.1 The latest National Planning Policy Framework was published on 17 August 2026, replacing the version published in December 2024. The framework sets out both plan-making and decision-making policies across the country including a presumption towards development in many cases unless the benefits of the proposals are substantially outweighed by specific types of harm.

X.2 Policy P3 is a national decision-making policy of applying to all types of development and stating that development proposals should:

"a. Provide healthy living conditions for occupiers and users in terms of adequate access to light [...]"

b. Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers [...] Adverse impacts of this nature should be avoided where possible, or else mitigated to an acceptable degree."

X.3 Policy P3 does not adopt numerical daylight or sunlight standard and determining whether amenity levels remain "adequate" or may be considered "unacceptable" requires a judgement to be formed about the particular development within the site context.

X.4 This may be interpreted by reference to the Planning Practice Guidance 'Making Effective Use of Land' (February 2025) which plays an important supporting role to the policy. It similarly states that local planning authorities will need to consider whether the proposed development "would have an unreasonable impact on the daylight and sunlight levels enjoyed by neighbouring occupiers", as well as assessing "whether daylight and sunlight within the development itself will provide satisfactory living conditions for future occupants".

X.5 On the standard to be applied, the guidance states that all developments should maintain acceptable living standards, and that:

"What this means in practice, in relation to assessing appropriate levels of sunlight and daylight, will depend to some extent on the context for the development as well as its detailed design. For example, in areas of high-density historic buildings, or city centre locations where tall modern buildings predominate, lower daylight and daylight and sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings."

X.6 Policy L1 to L3 of the NPPF deal with Making effective use of land' set out further considerations which apply, in addition to Policy P3, to defined categories of development.

X.7 Policy L2 affords substantial weight to the benefits of development proposal which would remediate land, make better use of vacant and underutilised buildings and provide temporary uses on previously developed land and buildings prior to their redevelopment. It also affords such weigh to proposals creating additional homes or floorspace within a settlement by using the airspace above existing residential or commercial premises, or through sensitive redevelopment or additional development within existing plots. Examples include the addition of mansard roofs, proposals to fill gaps in an existing roof line, the introduction of higher buildings at street corners, and additional units within residential curtilages.

X.8 Section L2 (d)(ii) notes that such developments should maintain "acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space."

X.9 Policy L3 requires development proposals to make efficient use of land and to be refused where this is not achieved. Guidance is given regarding increasing density of areas within settlements, on allocated / consented sites to the edge of settlements and in proximity to well-connected stations.

X.10 Within settlements the existing character of an area should be taken into account, in accordance with policy DP3, but should not preclude development which makes the most of an area's potential.

Planning Practice Guidance

X.11 With respect to daylight and sunlight the Planning Practice Guide (PPG): Design, paragraph 026 states:

"Account should be taken of local climatic conditions, including daylight and sunlight..."

Local Planning Guidance

London Borough of Haringey - Draft Local Plan (2025)

X.12 Whilst the draft local plan is in for submission, the policies contained are a useful indicator for what future policy is likely to be implemented. Relevant policies have been extracted below.

Policy D11: High-Quality Housing

(2) ensure good orientation, and daylight and sunlight access and meet or exceed the aspect, orientation, daylight and sunlight standards for private internal space as set out in the London Plan and associated guidance;

Aspect, orientation, daylight and sunlight

L. The design and layout of buildings must enable sufficient sunlight and daylight to penetrate into and between buildings whilst also ensuring that adjoining land or properties are protected from unacceptable overshadowing. Proposals should be consistent with BRE guidance and with British Standard BS EN 17037 'Daylight in buildings.

Policy D10: Tall and Mid-Rise Buildings

(E) Mitigating microclimate impacts Proposals for tall and mid-rise buildings should avoid negative impacts on neighbouring sites and areas. Proposals should be designed to:

(1) minimise overshadowing of existing buildings and amenity spaces and avoid significant negative impact on existing renewable energy installations on adjacent sites;

2) avoid negative microclimate impacts on nearby sites and public realm including wind tunnels, overheating, daylight access, 601 | Design | Haringey Draft Local Plan : Part 3 glare, pollution and overshadowing;

The Haringey Local Plan (2017)

SP0: Presumption in Favour of Sustainable Development

"The Council will promote the most efficient use of land in Haringey and buildings while also seeking to improve the quality of our environment protect the amenity of occupiers and neighbours and meet other planning objectives."

SP1: Managing Growth

"The Council will expect development in the growth areas to maximise site opportunities and the opportunities and benefits for the borough and the local area within the context of the full range of Haringey's planning policies and objectives, including those relating to amenity, sustainability, heritage/ built environment, open space, community safety and sustainable transport.

SP2: Housing

"Good quality housing design can improve social well-being and quality of life by reducing crime, improving public health, easing transport problems and increasing property values."

"Haringey will ensure that CABE's Building for Life criteria are used to evaluate the quality of new housing developments across the borough and that all new affordable housing funded through the Affordable Housing Programme meets or exceeds the minimum standards set by the Mayor."

"The Council will expect good quality housing design to be contextually sensitive so that it positively contributes to the local and historic character of an area/neighbourhood."

The London Plan – The Mayor of London (March 2021)

X.13 The mayor of London's Plan gives the Following -

Policy D6 Housing quality and standards

"C. Housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered a more appropriate design solution to meet the requirements of Part B in Policy D3 Optimising site capacity through the design-led approach than a dual aspect dwelling, and it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating."

"D. The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space."

The Housing SPG – The Mayor of London (March 2016)

X.14 The London Plan Housing SPG confirms that the flexibility that should be applied in the interpretation of the BRE guidelines having regard to the 'need to optimise capacity; and scope for the character and form of an area to change over time.;

1.3.45. Policy 7.6Bd requires new development to avoid causing 'unacceptable harm' to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing and where tall buildings are proposed. An appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time.

1.3.46 The degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced, but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm.

Guidance

Building Research Establishment Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice, 2022

- X.15** The BRE 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' document provides advice on site layout planning to achieve good sunlighting and daylighting within buildings, and in the open spaces between them (hereafter referred to as the 'BRE guidelines'). It is intended to be used in conjunction with the interior daylight recommendations in the BS EN17037(2018) and the guide, LG10: Daylighting – a guide for designers from the Chartered Institute of Building Services Engineers (CIBSE).
- X.16** The BRE guidelines are intended for building designers, developers, consultants, and planning officials. The guidance is not mandatory and should not be used as an instrument of planning policy. In this regard the guidelines state the following:

"The guide is intended for building designers and their clients, consultants, and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new Developments are to match the heights and proportions of existing buildings."

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Annex 11

Hale Road Properties

Baseline Conditions

Daylight and Sunlight

X.1 Table 9.1 to Table 9.3, summarise the baseline daylight and sunlight results for 11-17 Hale Road. Full results of the baseline assessments can be found in *ES Volume 3, Appendix: Daylight, Sunlight, Overshadowing and Solar Glare - Annex 2*.

Table 9.1 Baseline VSC Summary

Receptor (all residential use)	Total Number of Windows	Total Number of Windows that Achieve or Exceed VSC Levels Suggested in the BRE Guidance	Total Number of Windows that Achieve VSC Levels Below those Suggested in the BRE Guidance
11 Hale Road	7	2	5
13 Hale Road	7	1	6
15 Hale Road	7	3	4
17 Hale Road	8	4	4
Grand Total	29	10	19

Table 9.2 Baseline NSL Summary

Receptor (all residential use)	Total Number of Rooms	Total Number of Rooms that Achieve or Exceed NSL Levels Suggested in the BRE Guidance	Total Number of Rooms that Achieve NSL levels below those suggested in the BRE Guidance
11 Hale Road	4	3	1
13 Hale Road	4	4	0
15 Hale Road	5	2	3
17 Hale Road	4	4	0
Grand Total	17	13	4

Table 9.3 Baseline APSH Summary

Receptor (all residential use)	Total Number of Rooms Facing the Site Within 90° of Due South	Total Number of Rooms that Achieve or Exceed both Annual and Winter APSH Levels Suggested in the BRE Guidance	Total Number of Rooms that Achieve Annual or Winter APSH Levels Below those Suggested in the BRE Guidance
11 Hale Road	0	0	0
13 Hale Road	1	0	1
15 Hale Road	0	0	0
17 Hale Road	1	0	1
Grand Total	2	0	2

Completed Development Scenario

Daylight and Sunlight

X.2 Full Details of the VSC, NSL and APSH assessments for the Proposed Development can be found within ES *Volume 3, Appendix: Daylight, Sunlight, Overshadowing and Glare - Annex 2*. A summary of these can be found in Table 9.4 to Table 9.6 below.

Table 9.4 VSC in relation to BRE Guidance

Receptor (all residential use)	Total number of Windows	Total number of windows that achieve or exceed VSC levels suggested in the BRE Guidance	Total number of windows that achieve VSC levels below those suggested in the BRE Guidance			
			20% - 29.9% reduction	30% - 39.9% reduction	≥40% reduction	Total
11 Hale Road	7	0	0	1	6	7
13 Hale Road	7	1	1	0	5	6
15 Hale Road	7	0	0	1	6	7
17 Hale Road	8	1	1	0	6	7
Grand Total	29	2	2	2	23	27

Table 9.5 NSL in relation to BRE Guidance

Receptor (all residential use)	Total number of rooms	Total number of rooms that achieve or exceed NSC levels suggested in the BRE Guidance	Total number of rooms that achieve NSL levels below those suggested in the BRE Guidance			
			20% - 29.9% reduction	30% - 39.9% reduction	≥40% reduction	Total
11 Hale Road	4	1	0	0	3	3
13 Hale Road	4	0	1	0	3	4
15 Hale Road	5	1	0	0	4	4
17 Hale Road	4	0	0	1	3	4
Grand Total	17	2	1	1	13	15

Table 9.6 APSH in relation to the BRE Guidance

Receptor (all residential use)	Total Number of Main Living Rooms Facing the Site Within 90° of Due South	Total number of rooms that achieve or exceed both Annual and Winter APSH levels suggested in the BRE Guidance	Total number of rooms that achieve Annual APSH levels below those suggested in the BRE Guidance				Total number of rooms that achieve Winter APSH levels below those suggested in the BRE Guidance			
			20% - 29.9% reduction	30% - 39.9% reduction	≥40% reduction	Total	20% - 29.9% reduction	30% - 39.9% reduction	≥40% reduction	Total
11 Hale Road	0	0	0	0	0	0	0	0	0	0
13 Hale Road	1	1	0	0	0	0	0	0	0	0
15 Hale Road	0	0	0	0	0	0	0	0	0	0
17 Hale Road	1	1	0	0	0	0	0	0	0	0
Totals	2	2	0	0	0	0	0	0	0	0

11, 13, 15 and 17 Hale Road

X.3 These two-storey terrace houses are located directly to the south of the Proposed Development, with a clear view over the undeveloped site from the northern elevation of the property. These properties are currently unoccupied and boarded up. As per the methodology stated paragraph 88.3 of the main chapter, it is not considered appropriate to discuss the impact on these properties in the main body of this assessment. Notwithstanding this, full details of the assessment to these properties is provided within Annex 3.

11 Hale Road

X.4 This two-storey terrace house is located directly to the south of the Proposed Development, with a clear view over the undeveloped site from the northern elevation of the property.

Daylight

- X.5** The results of the VSC assessment show that with the Proposed Development in place, none (0%) of 7 windows would not see a noticeable reduction and therefore are in line with the BRE Guidance. Of the remaining deviating windows, 1 would experience a moderate adverse impact and 6 would experience a major adverse impact.
- X.6** The results of the NSL assessment show that with the Proposed Development in place, one (25%) of the four rooms assessed would show full compliance with the BRE Guidance. Of the remaining rooms, all three would experience a Major Adverse reduction.
- X.7** Based on the above, considering the VSC and NSL compliance, the effect on this property is considered to be local, long-term, direct, and Major Adverse (**Significant**).

Sunlight

X.8 As set out in Table 9.8 the results of the APSH there are no main living rooms deemed relevant for assessment within this property and therefore is fully compliant with the BRE Guidance. As such, the impacts to sunlight at this property results in a direct, local, permanent, long-term, Negligible (**Not Significant**) effect.

13 Hale Road

X.9 This two-storey terrace house is located directly to the south of the Proposed Development, with a clear view over the undeveloped site from the northern elevation of the property.

Daylight

- X.10** The results of the VSC assessment show that with the Proposed Development in place, 1 (14%) of 7 windows would not see a noticeable reduction and therefore are in line with the BRE Guidance. Of the remaining deviating windows, 1 would experience a minor impact and 5 would experience a major adverse impact.
- X.11** The results of the NSL assessment show that with the Proposed Development in place, all four of the rooms assessed would experience deviations from the BRE Guidance. Of these deviating rooms, one would experience a Minor Adverse Reduction, and the remaining three a Major Adverse Reduction.

X.12 Based on the above, considering the VSC and NSL compliance, the effect on this property is considered to be local, long-term, direct, and Major Adverse (**Significant**).

Sunlight

X.13 As set out in Table 9.8 the results of the APSH for this property are fully compliant with the BRE Guidance and as such, result in a direct, local, permanent, long-term, Negligible (**Not Significant**) effect.

15 Hale Road

X.14 This two-storey terrace house is located directly to the south of the Proposed Development, with a clear view over the undeveloped site from the northern elevation of the property.

Daylight

- X.15** The results of the VSC assessment show that with the Proposed Development in place, 0 (0%) of 7 windows would not see a noticeable reduction and therefore are in line with the BRE Guidance. Of the remaining deviating windows, 1 would experience a moderate adverse impact and 6 would experience a major adverse impact.
- X.16** The results of the NSL assessment show that with the Proposed Development in place, one (20%) of the five rooms assessed would show full compliance with the BRE Guidance. Of the remaining rooms, all four would experience a Major Adverse reduction.

X.17 Based on the above, considering the VSC and NSL compliance, the effect on this property is considered to be local, long-term, direct, and Major Adverse (**Significant**).

Sunlight

X.18 As set out in Table 9.8 the results of the APSH there are no main living rooms deemed relevant for assessment within this property and therefore is fully compliant with the BRE Guidance. As such, the impacts to sunlight at this property results in a direct, local, permanent, long-term, Negligible (**Not Significant**) effect.

17 Hale Road

X.19 This two-storey terrace house is located directly to the south of the Proposed Development, with a clear view over the undeveloped site from the northern elevation of the property.

Daylight

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X.20 The results of the VSC assessment show that with the Proposed Development in place, 1 (13%) of 8 windows would not see a noticeable reduction and therefore are in line with the BRE Guidance. Of the remaining deviating windows, 1 would experience a minor impact and 6 would experience a major adverse impact.

X.21 The results of the NSL assessment show that with the Proposed Development in place, all four of the rooms assessed would experience deviations from the BRE Guidance. Of these deviating rooms, one would experience a Moderate Adverse Reduction, and the remaining three a Major Adverse Reduction.

X.22 Based on the above, considering the VSC and NSL compliance, the effect on this property is considered to be local, long-term, direct, and Major Adverse (**Significant**).

Secondary Assessments

X.23 As noted above, as the Site is subject to two extant permissions, an additional assessment has been undertaken as per the BRE, drawing comparison to between the retained levels with the Proposed Development in place, to the retained levels with both consented extant permissions in place. Full details of this assessment can be found in Annex 5.

X.24 With the previously consented massing in place, this receptor also experienced each window retaining VSC levels below 15%. Each impacted window within this property would see an absolute VSC shift of 3.1% or less compared to the consented levels, which is within the range considered to be “*virtually imperceptible*” within the Buckle Street Appeal Decision (APP/E5900/W/17/3191757). As such the VSC levels with Proposed Development in place are in line with those that would occur with both consented schemes in place.

Sunlight

X.25 As set out in Table 9.8 the results of the APSH for this property are fully compliant with the BRE Guidance and as such, result in a direct, local, permanent, long-term, Negligible (**Not Significant**) effect.

Cumulative Effects Assessment

Daylight and Sunlight

X.26 Full details of the VSC, NSL, APSH assessments for the Cumulative Assessments can be found within ES Volume 3, Appendix: Daylight, Sunlight, Overshadowing and Glare - Annex 3. A summary of these can be found in Table 9.7 to Table 9.9 below.

Table 9.7 Cumulative Scenario Tier 1 – VSC in relation to BRE Guidance

Receptor (all residential use)	Total number of Windows	Total number of windows that achieve or exceed VSC levels suggested in the BRE Guidance	Total number of windows that achieve VSC levels below those suggested in the BRE Guidance			
			20% - 29.9% reduction	30% - 39.9% reduction	≥40% reduction	Total
11 Hale Road	7	0	0	1	6	7
13 Hale Road	7	0	2	0	5	7
15 Hale Road	7	0	0	0	7	7
17 Hale Road	8	0	2	0	6	8
Grand Totals	29	0	4	1	24	29

Table 9.8 Cumulative Scenario Tier 1 – NSL in relation to BRE Guidance

Receptor (all residential use)	Total number of rooms	Total number of rooms that achieve or exceed NSC levels suggested in the BRE Guidance	Total number of rooms that achieve NSL levels below those suggested in the BRE Guidance			
			20% - 29.9% reduction	30% - 39.9% reduction	≥40% reduction	Total
11 Hale Road	4	1	0	0	3	3
13 Hale Road	4	0	1	0	3	4
15 Hale Road	5	1	0	0	4	4
17 Hale Road	4	0	0	1	3	4
Grand Total	17	2	1	1	13	15

Table 9.9 Cumulative Scenario Tier 1 – APSH in relation to BRE Guidance

Receptor (all residential use)	Total Number of Main Living Rooms Facing the Site Within 90° of Due South	Total number of rooms that achieve or exceed both Annual and Winter APSH levels suggested in the BRE Guidance	Total number of rooms that achieve Annual APSH levels below those suggested in the BRE Guidance				Total number of rooms that achieve Winter APSH levels below those suggested in the BRE Guidance			
			20% - 29.9% reduction	30% - 39.9% reduction	≥40% reduction	Total	20% - 29.9% reduction	30% - 39.9% reduction	≥40% reduction	Total
11 Hale Road	0	0	0	0	0	0	0	0	0	0
13 Hale Road	1	2	0	0	0	0	0	0	0	0
15 Hale Road	0	0	0	0	0	0	0	0	0	0
17 Hale Road	1	1	0	0	0	0	0	0	0	0
Grand Totals	2	3	0	0	0	0	0	0	0	0

11 Hale Road

X.27 As described in the Completed Development Scenario, this residential property is located to the south of the Proposed Development with no direct view of the Cumulative schemes from the site facing elevation.

Daylight

X.28 The results of the VSC assessment show that with the Tier 1 Cumulative Scenario, 0 (0%) of the seven windows would not see a noticeable reduction. Of the deviating windows, one would experience a moderate adverse impact, and six a major adverse impact. This does not present any additional impact compared to the Completed Development Scenario.

X.29 The results of the NSL assessment show that within the Tier 1 Cumulative Scenario, one (25%) of the four rooms assessed would experience deviations from the BRE Guidance. Of these deviating rooms, all three would experience a Major Adverse Reduction. This does not present any additional impact compared to the Completed Development Scenario.

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X.30 Therefore, based on the non-material change between the Cumulative Scenarios and the Completed Development Scenario, the effect on daylight within this property is considered to be in line with what was identified within the Completed Development Scenario, to be local, direct, permanent, long term and Major Adverse (**Significant**).

Sunlight

X.31 As set out in paragraph 316.3 the results of the APSH for this property are fully compliant with the BRE Guidance and as such, result in a local, direct, permanent, long-term and Negligible (**Not Significant**) effect.

13 Hale Road

X.32 As described in the Completed Development Scenario, this residential property is located to the south of the Proposed Development with no direct view of the Cumulative schemes from the site facing elevation.

Daylight

X.33 The results of the VSC assessment show that with the Tier 1 Cumulative Scenario, 0 (0%) of the seven windows would not see a noticeable reduction. Of the deviating windows, one would experience a moderate adverse impact, and six a major adverse impact. This does not present any additional impact compared to the Completed Development Scenario.

X.34 The results of the NSL assessment show that within the Tier 1 Cumulative Scenario, all four rooms assessed would experience a deviation from the BRE Guidance. Of these deviating rooms, all four would experience a Major Adverse Reduction. This does not present any additional impact compared to the Completed Development Scenario.

X.35 Therefore, based on the non-material change between the Cumulative Scenarios and the Completed Development Scenario, the effect on daylight within this property is considered to be in line with what was identified within the Completed Development Scenario, to be local, direct, permanent, long term and Major Adverse (**Significant**).

Sunlight

X.36 As set out in paragraph 316.3 the results of the APSH for this property are fully compliant with the BRE Guidance and as such, result in a local, direct, permanent, long-term and Negligible (**Not Significant**) effect.

15 Hale Road

X.37 As described in the Completed Development Scenario, this residential property is located to the south of the Proposed Development with no direct view of the Cumulative schemes from the site facing elevation.

Daylight

X.38 The results of the VSC assessment show that within the Tier 1 Cumulative Scenario, all seven windows would see a noticeable reduction. Each of the deviating windows would experience a major adverse impact. This does not present any additional impact compared to the Completed Development Scenario.

X.39 The results of the NSL assessment show that within the Tier 1 Cumulative Scenario, one (20%) of the five rooms assessed would show full compliance with the BRE Guidance. Of the remaining rooms, all four would experience a Major Adverse reduction. This does not present any additional impact compared to the Completed Development Scenario.

X.40 Therefore, based on the non-material change between the Cumulative Scenarios and the Completed Development Scenario, the effect on daylight within this property is considered to be in line with what was

identified within the Completed Development Scenario, to be local, direct, permanent, long term and Major Adverse (**Significant**).

Sunlight

X.41 As set out in paragraph 316.3 the results of the APSH for this property are fully compliant with the BRE Guidance and as such, result in a local, direct, permanent, long-term and Negligible (**Not Significant**) effect.

17 Hale Road

X.42 As described in the Completed Development Scenario, this residential property is located to the south of the Proposed Development with no direct view of the Cumulative schemes from the site facing elevation.

Daylight

X.43 The results of the VSC assessment show that with the Proposed Development in place, 1 (13%) of 8 windows would not see a noticeable reduction and therefore are in line with the BRE Guidance. Of the remaining deviating windows, 1 would experience a minor impact and 6 would experience a major adverse impact.

X.44 The results of the NSL assessment show that within the Tier 1 Cumulative Scenario, one (20%) of the five rooms assessed would experience deviations from the BRE Guidance. Of these deviating rooms, one would experience a minor adverse reduction and three would experience a Major Adverse Reduction. This does not present any additional impact compared to the Completed Development Scenario.

X.45 Therefore, based on the non-material change between the Cumulative Scenarios and the Completed Development Scenario, the effect on daylight within this property is considered to be in line with what was identified within the Completed Development Scenario, to be local, direct, permanent, long term and Major Adverse (**Significant**).

Sunlight

X.46 As set out in paragraph 316.3 the results of the APSH for this property are fully compliant with the BRE Guidance and as such, result in a local, direct, permanent, long-term and Negligible (**Not Significant**) effect.