



Sources of information

Cloud 10 Ltd
0659 Forbury Retail Park Reading 13-09-21.dwg
Received 13/09/2021

Squire & Partners
18111-SQP-ZZ-05-DR-A-PL00013.dwg
Received 23/02/2023

EB7 Ltd
Site Photographs
Ordnance Survey

Key:
 Proposed
Max Extent



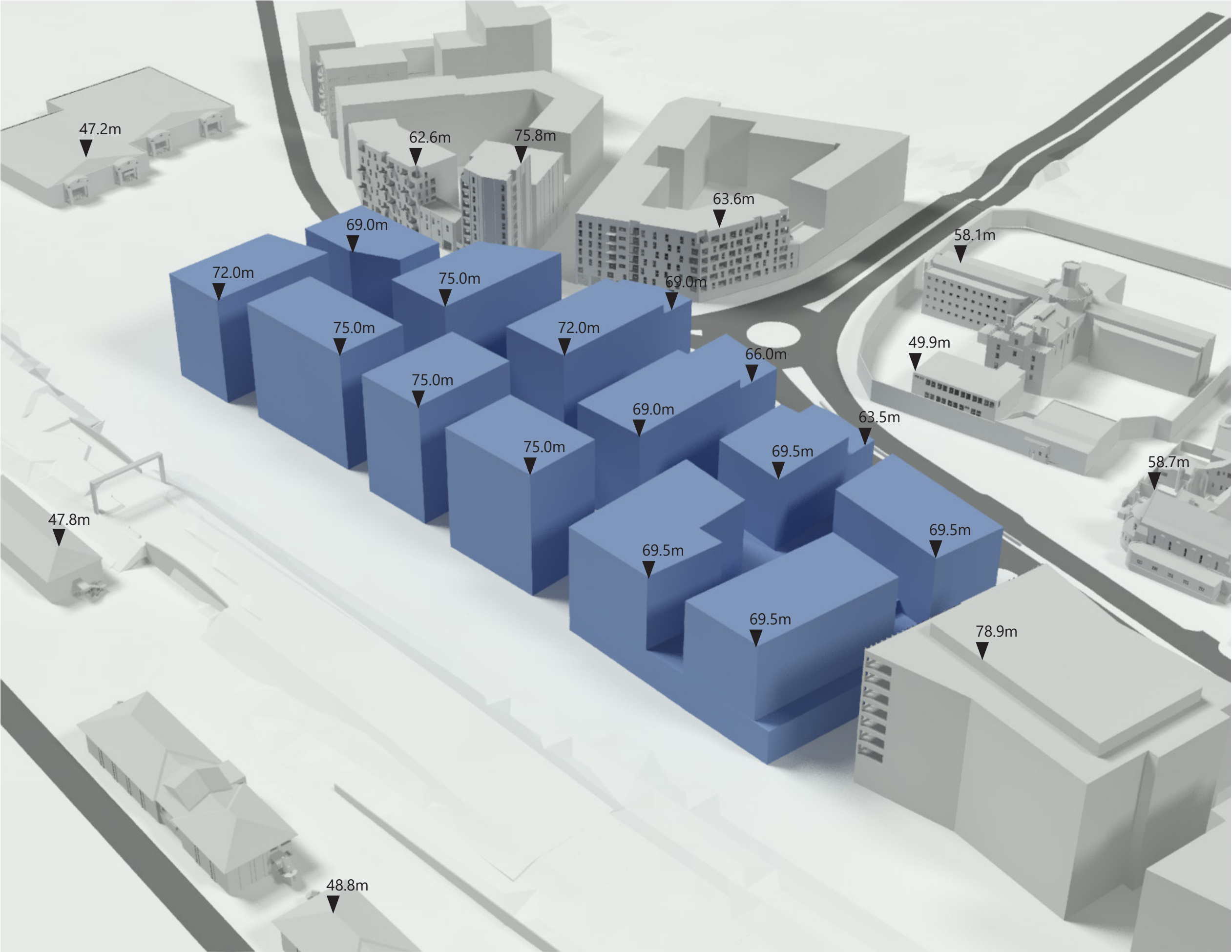
Project Forbury Retail Park
Reading

Title Proposed Development
Plan View

Drawn	DC	Checked	AP
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Date	16/02/2023	Project	4142
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Site Photographs
Ordnance Survey

Key:

Proposed
Max Extent

Project Forbury Retail Park
Reading

Title Proposed Development
3D View

Drawn	DC	Checked	AP
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Date	16/02/2023	Project	4142
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Illustrative Massing



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Key:
 Proposed
Max Extent



Project Forbury Retail Park
Reading

Title Proposed Development
Illustrative Scheme
Plan View

Drawn AP Checked --

Date 13/04/2023 Project 4142

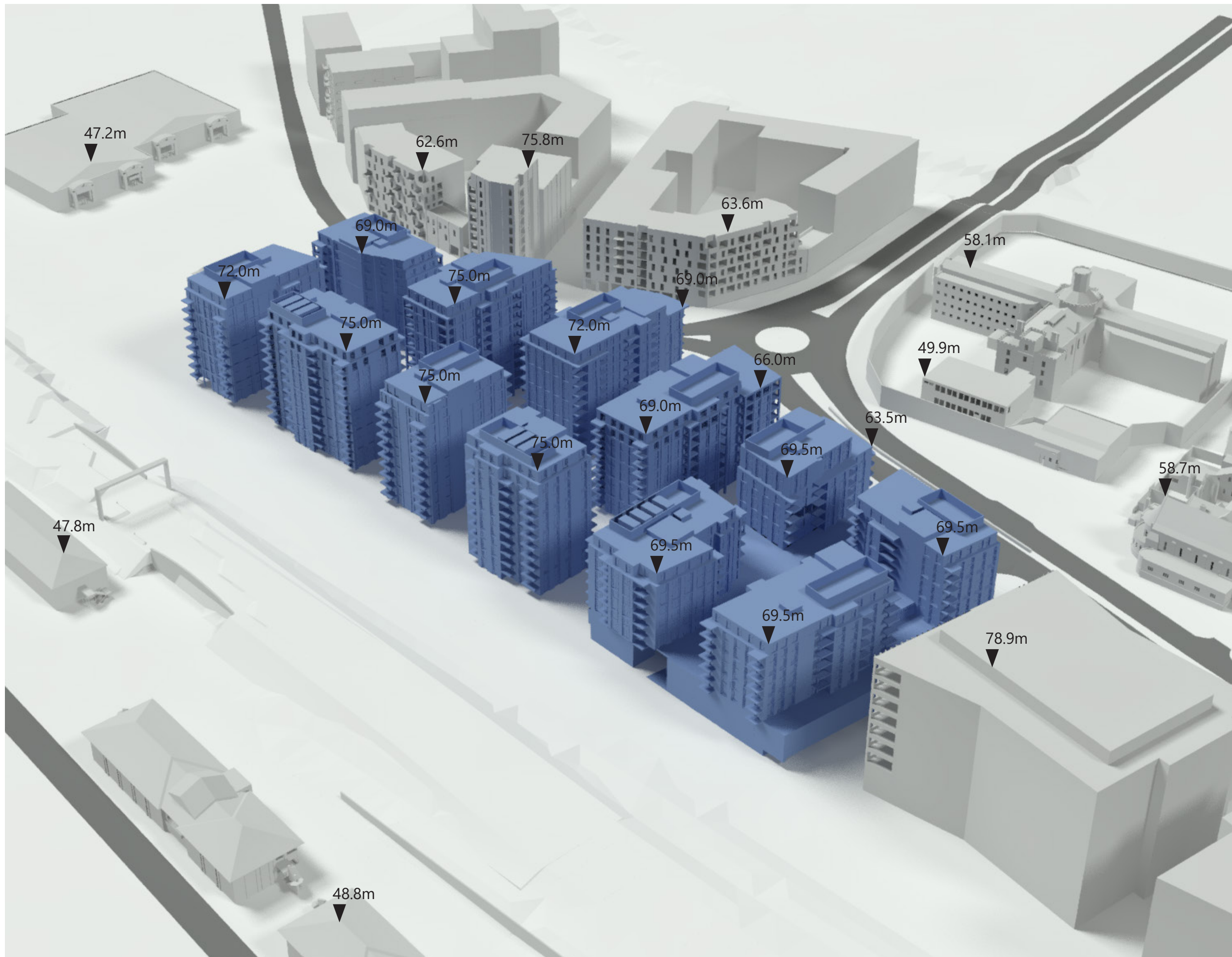
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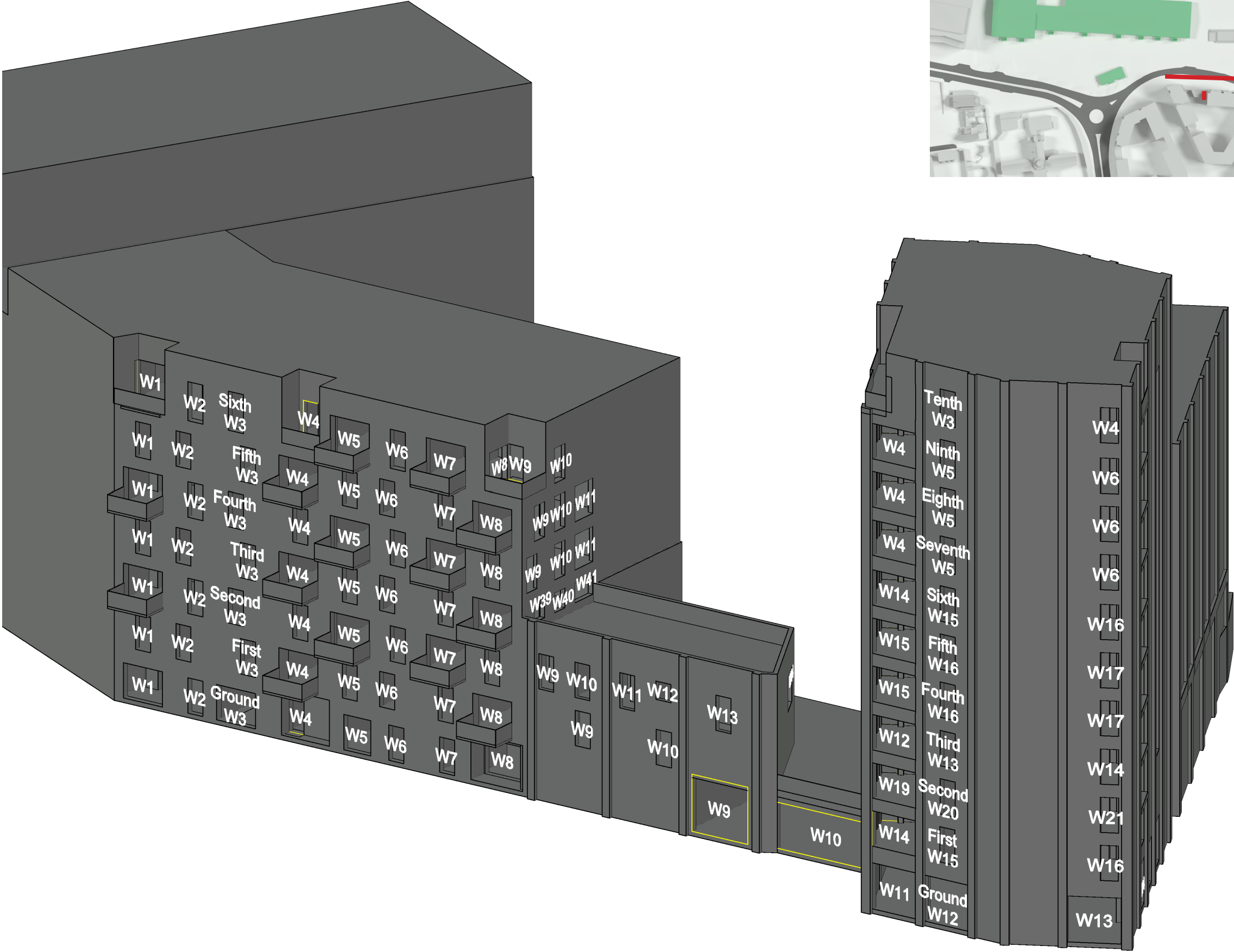
Site Photographs
Ordnance Survey

 Proposed
Max Extent

Title	Proposed Development
Illustrative Scheme	
3D View	

Date	13/04/2023	Project	4142
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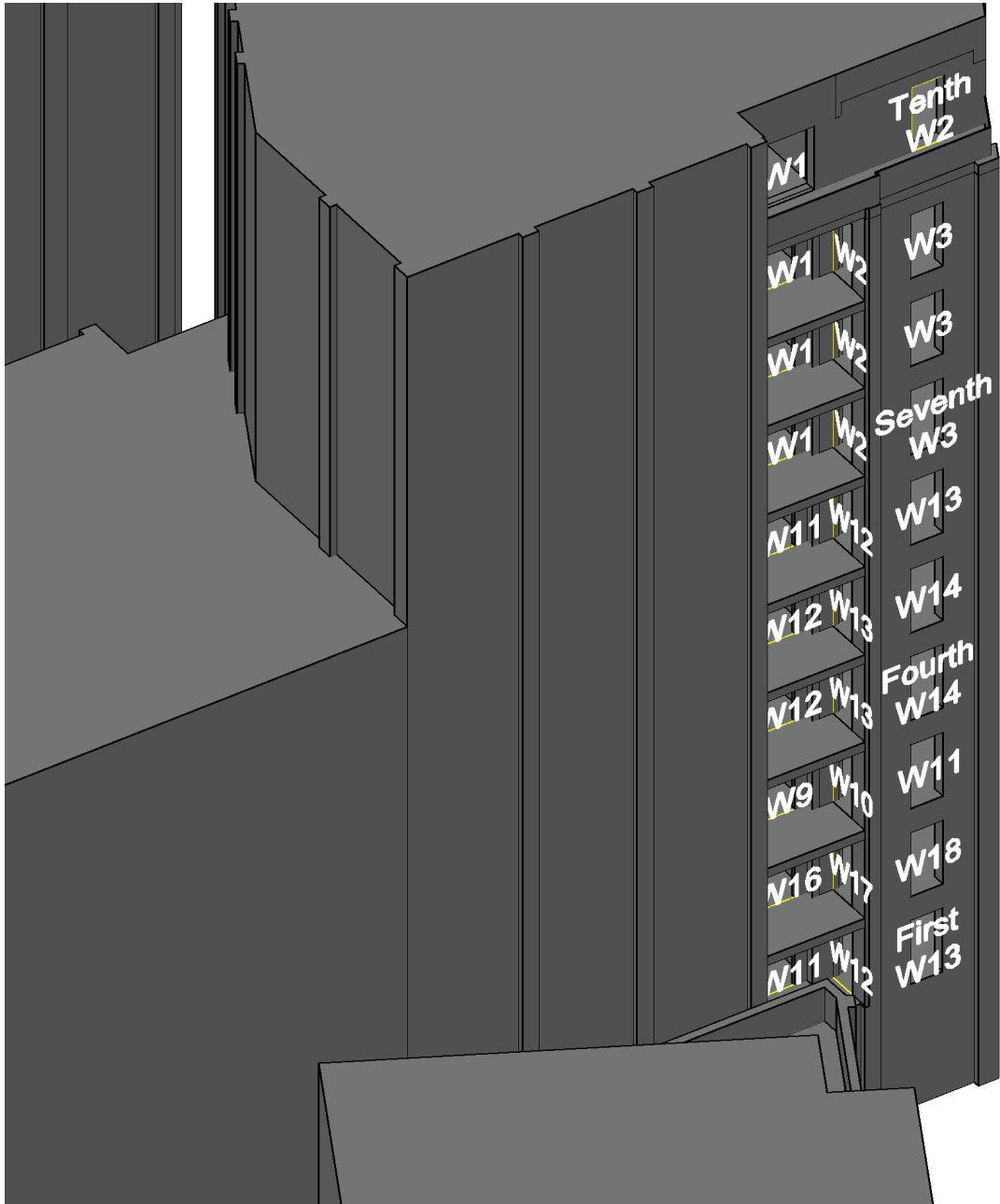
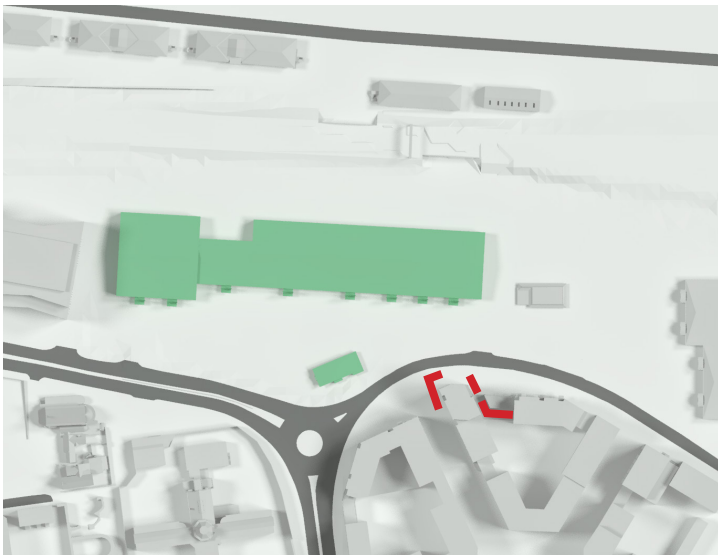
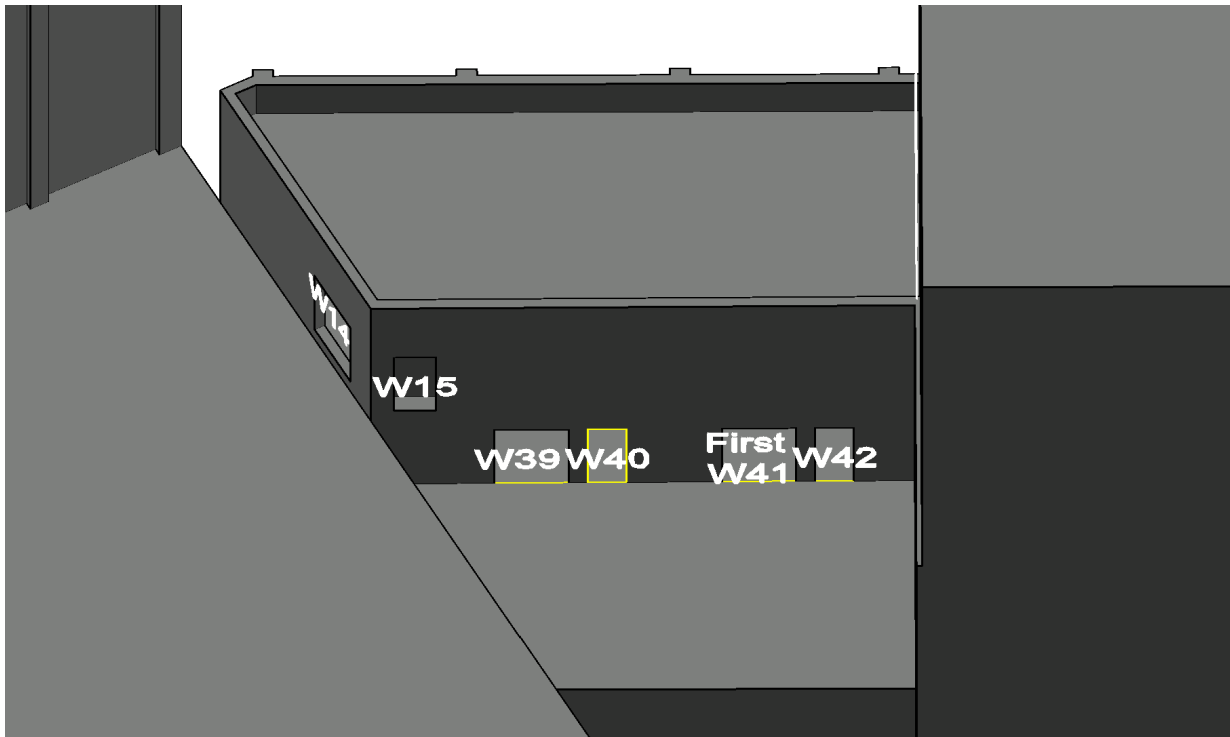
Project Forbury Retail Park
Reading

Title Huntley Wharf
Window Map

Drawn AD Checked --

Date 11/10/2021 Project 4142

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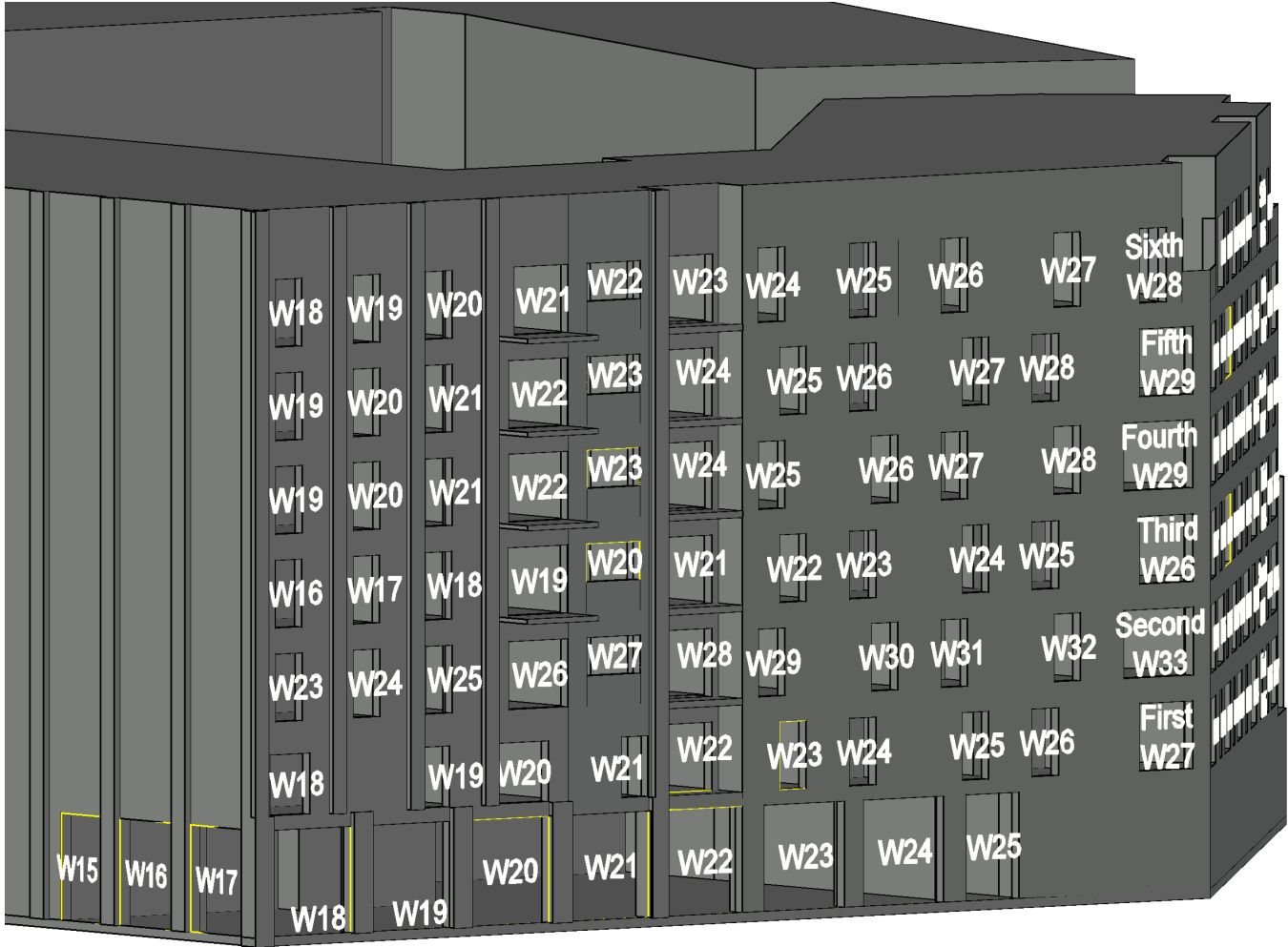
Project Forbury Retail Park
Reading

Title Huntley Wharf
Window Map

Drawn AD Checked --

Date 11/10/2021 Project 4142

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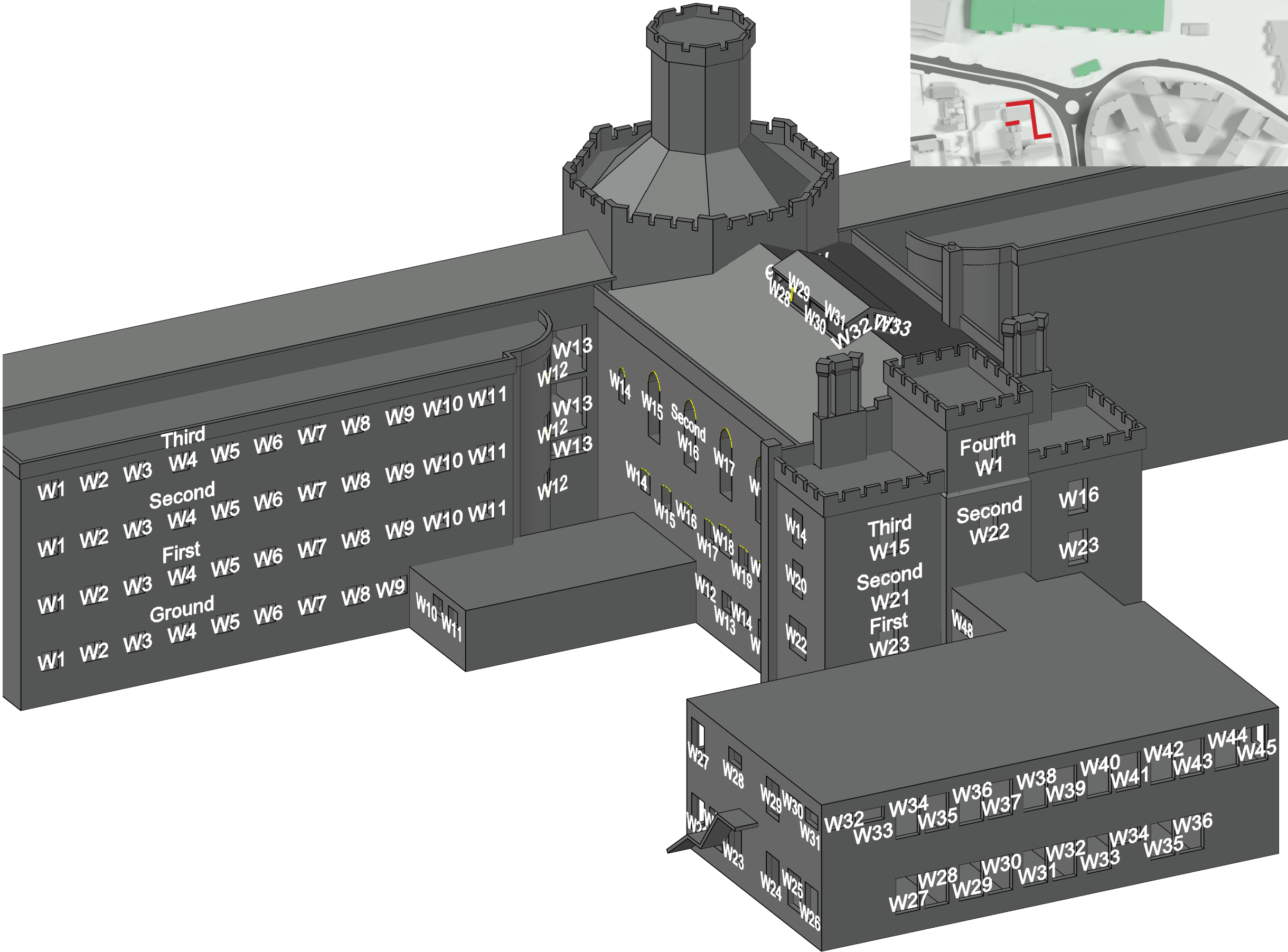
Project Forbury Retail Park
Reading

Title Huntley Wharf
Window Map

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Sources of information

Cloud 10 Ltd
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Site Photographs
Ordnance Survey

Project Forbury Retail Park
Reading

Title H M Young Offender Institution
Reading
Window Map

Drawn AD Checked --

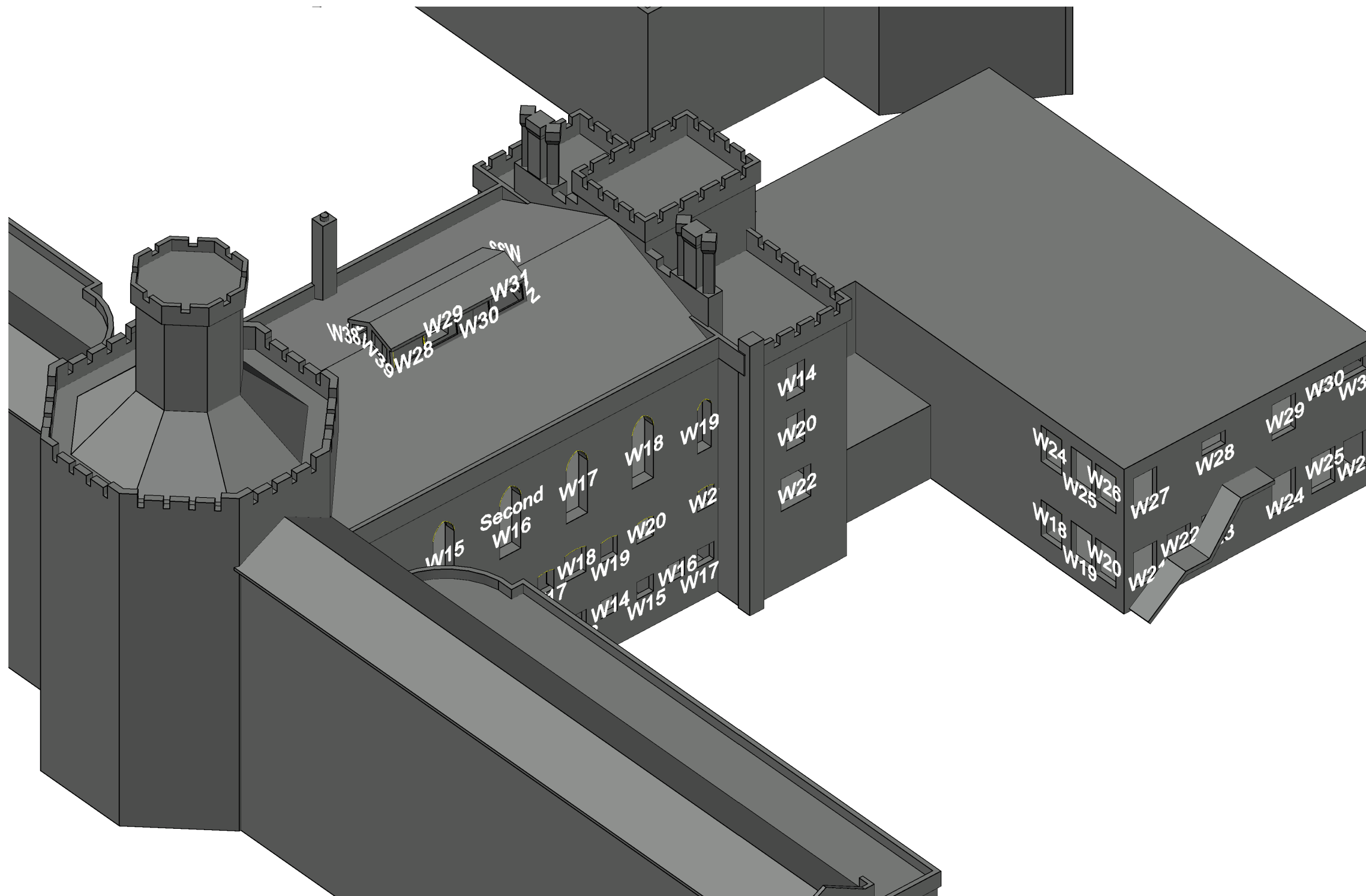
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WM01 10

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Project Forbury Retail Park
Reading

Title H M Young Offender Institution
Reading
Window Map

Drawn AD Checked --

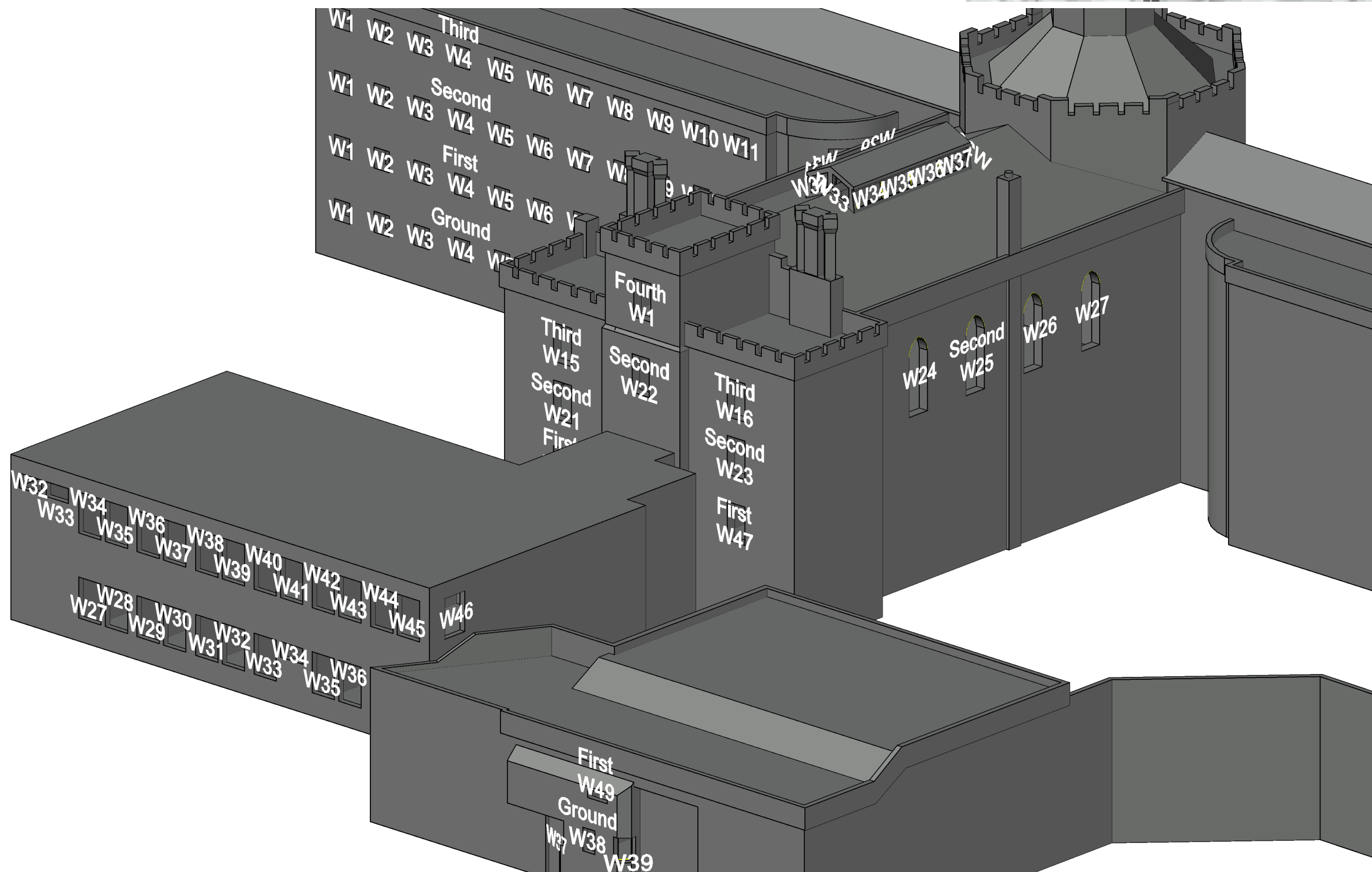
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Project Forbury Retail Park
Reading

Title H M Young Offender Institution
Reading
Window Map

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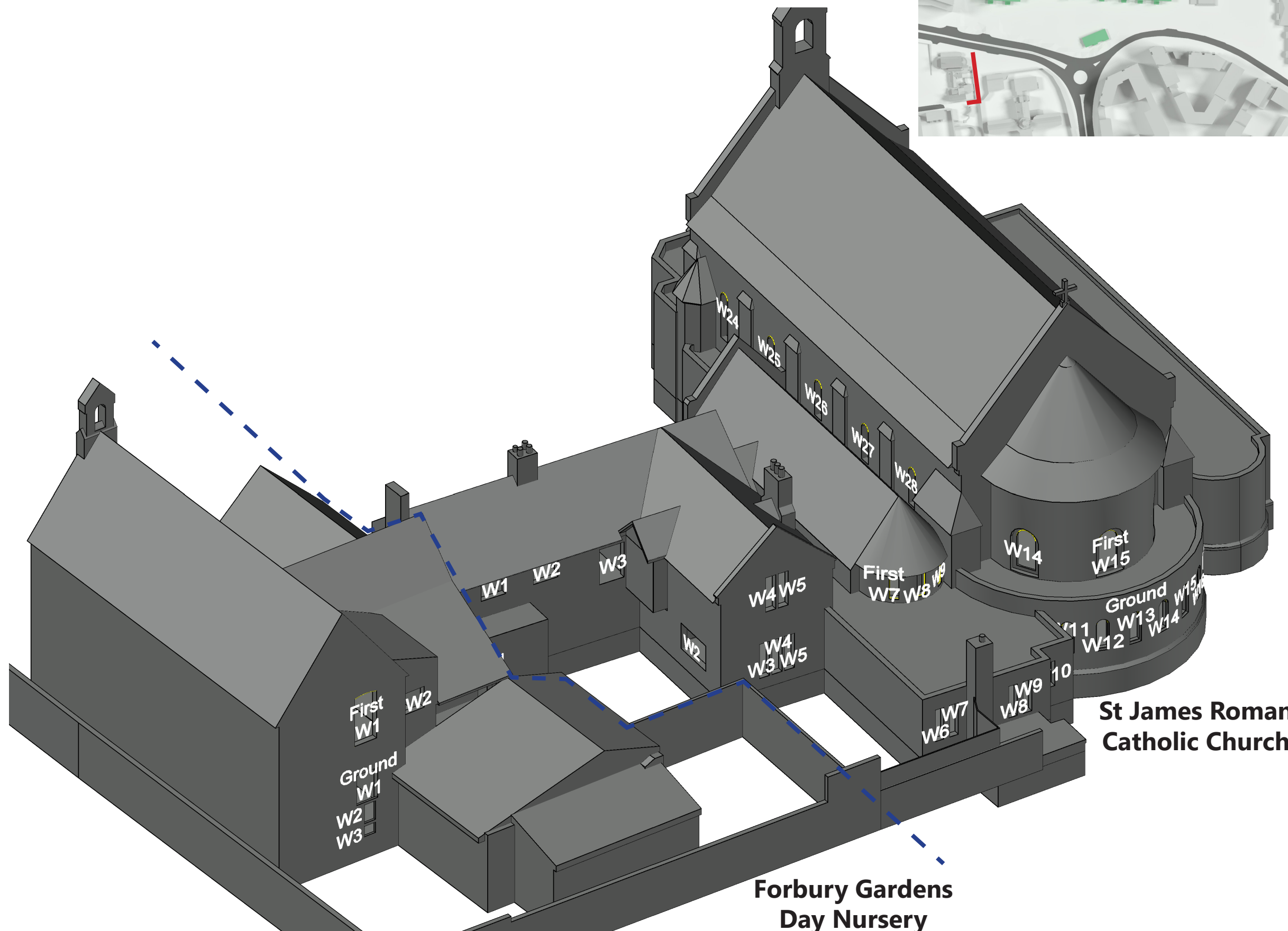
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Site Photographs
Ordnance Survey



St James Roman Catholic Church

Forbury Gardens Day Nursery

Project Forbury Retail Park
Reading

Title Forbury Gardens Day Nursery and
St James Roman Catholic Church
Window Map

Drawn AD Checked --

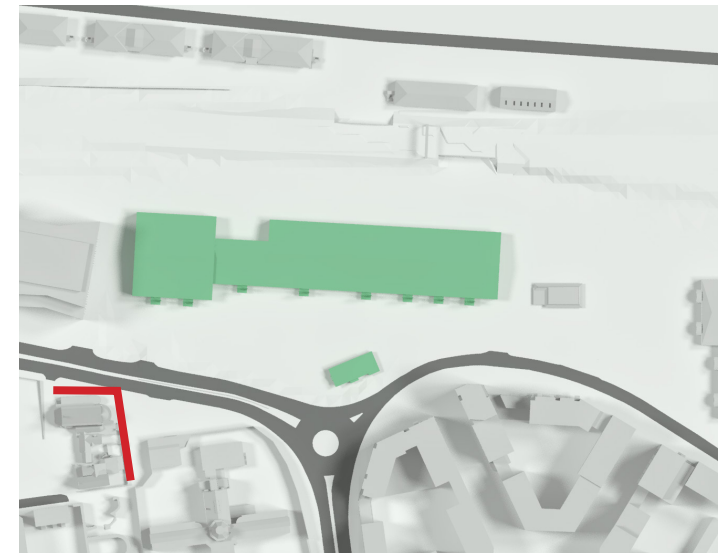
Date 11/10/2021 Project 4142

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WM01 13

Sources of information

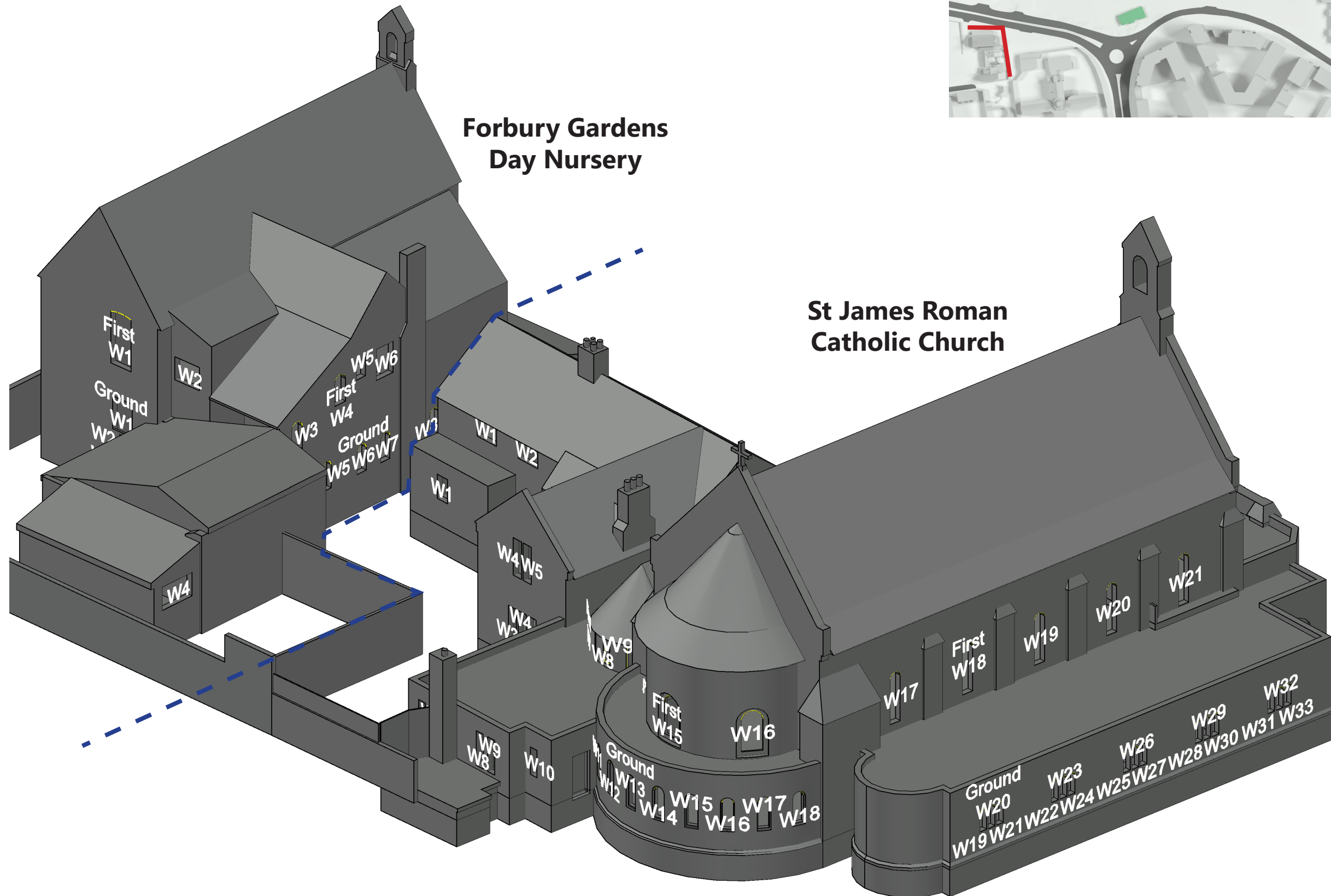
Cloud 10 Ltd
0659 Forbury Retail Park Reading 13-09-21.dwg
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Ordnance Survey



Forbury Gardens Day Nursery

St James Roman Catholic Church



Project Forbury Retail Park
Reading

Title Forbury Gardens Day Nursery and
St James Roman Catholic Church
Window Map

Drawn AD Checked --

Date 11/10/2021 Project 4142

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WM01 14

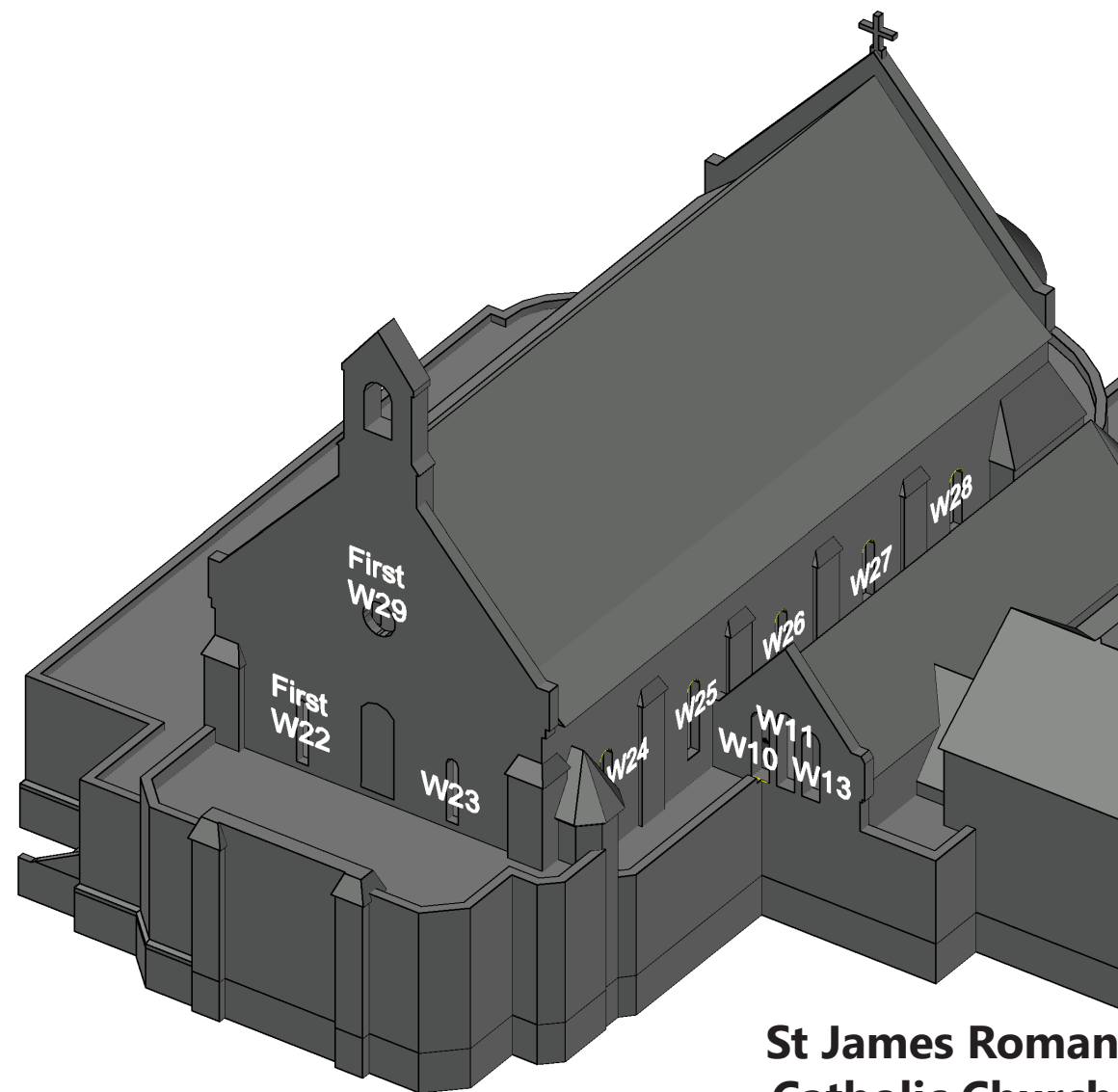
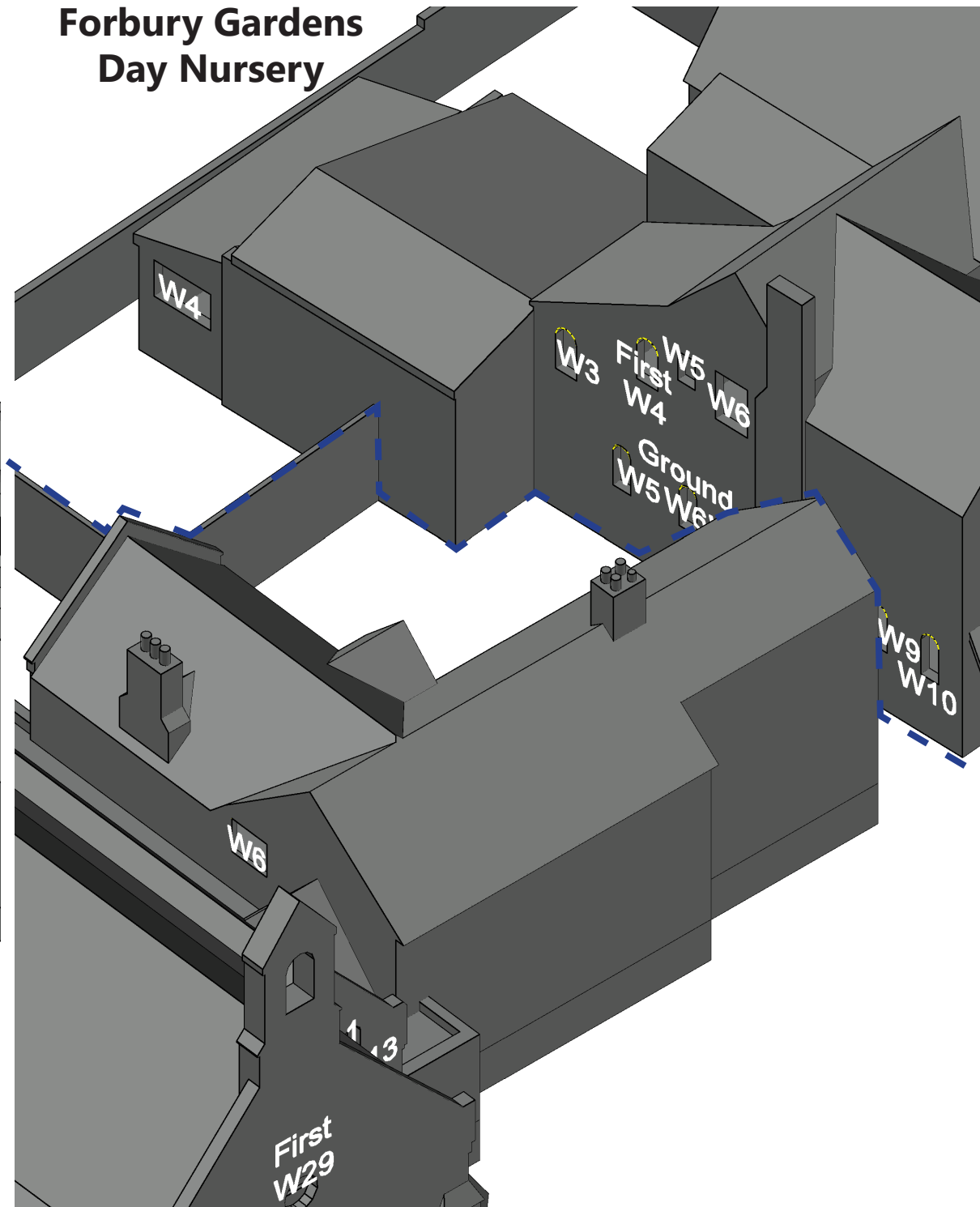
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EB7 Ltd
Site Photographs
Ordnance Survey



**Forbury Gardens
Day Nursery**



**St James Roman
Catholic Church**

Project Forbury Retail Park
Reading

Title Forbury Gardens Day Nursery and
St James Roman Catholic Church
Window Map

Drawn AD Checked --

Date 11/10/2021 Project 4142

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Appendix K.2 Results of the daylight and sunlight assessments within neighbouring properties



Appendix K.2

Results of the daylight and sunlight assessments
within neighbouring properties

Address	Room	Window	Room use	Vertical Sky Component (VSC)				No-Sky Line (NSL)						Annual Probable Sunlight Hours (APSH) by Room						
				Existing	Proposed	Loss	Loss	Room Area	Existing NSL		Proposed NSL		Loss	Loss	Existing APSH		Proposed APSH		% Reduction	
				VSC	VSC	VSC	%		m²	%	m²	%	m²	%	Total	Winter	Total	Winter	Total	Winter
Ground	R16	W18	Commercial	22.8	22.8	0.0	0	23.8	23.8	100%	23.8	100%	0.0	0	65	12	65	12	0%	0%
		W19		24.0	24.0	0.0	0													
		W20		24.8	24.8	0.0	0													
		W21		31.9	30.9	1.0	3													
		W22		30.2	29.8	0.4	1													
Ground	R17	W23	Commercial	13.8	12.9	0.9	7	24.1	23.3	97%	23.3	97%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R18	W24	Commercial	30.1	29.4	0.7	2	22.4	22.4	100%	22.4	100%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
		W25		30.6	30.1	0.4	1													
		W26		30.0	29.8	0.1	1													
Ground	R19	W27	Commercial	24.6	24.4	0.2	1	20.7	14.8	71%	14.8	71%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
W28	24.6	24.4		0.2	1															
Ground	R20	W29	Commercial	24.6	24.4	0.1	1	21.3	15.2	71%	15.2	71%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
W30	24.6	24.4		0.2	1															
Ground	R21	W31	Commercial	24.5	24.4	0.2	1	20.7	14.7	71%	14.7	71%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
		W32		24.5	24.3	0.1	1													
Ground	R22	W33	Commercial	24.4	24.2	0.1	0	21.2	14.7	69%	14.7	69%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
		W34		26.3	26.1	0.2	1													
Ground	R23	W35	Commercial	24.0	23.9	0.1	0	20.7	14.7	71%	14.7	71%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
		W36		23.8	23.7	0.1	0													
Ground	R24	W37	Commercial	19.1	12.3	6.8	36	24.5	24.5	100%	21.2	86%	3.3	14	N/F	N/F	N/F	N/F	N/F	N/F
		W38		35.5	29.4	6.1	17													
		W39		23.9	21.7	2.2	9													
First	R1	W1	Commercial	36.2	33.2	3.0	8	7.8	6.6	86%	6.6	86%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
First	R2	W2	Commercial	36.2	33.2	3.1	8	8.5	7.3	85%	7.3	85%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
First	R3	W3	Commercial	36.2	33.1	3.1	9	8.7	7.5	85%	7.5	85%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
First	R4	W4	Commercial	36.0	33.0	3.1	8	8.2	7.0	85%	7.0	85%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
First	R5	W5	Commercial	35.8	32.7	3.0	8	8.6	7.4	86%	7.4	86%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
First	R6	W6	Commercial	35.4	32.5	3.0	8	8.4	7.1	85%	7.1	85%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
First	R7	W7	Commercial	35.0	32.1	2.9	8	8.3	7.1	85%	7.1	85%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
First	R8	W8	Commercial	34.3	31.5	2.8	8	8.3	7.0	85%	7.0	85%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
First	R9	W9	Commercial	33.5	30.7	2.8	8	8.6	7.3	85%	7.3	85%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
First	R10	W10	Commercial	32.3	29.6	2.7	8	8.6	7.3	85%	7.3	85%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
First	R11	W11	Commercial	30.5	27.9	2.5	8	8.7	7.3	85%	7.3	85%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
First	R12	W12	Commercial	11.9	11.2	0.7	6	10.7	4.3	40%	4.3	40%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
First	R14	W14	Office	21.3	20.1	1.3	6	8.9	4.7	53%	4.7	53%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F

Address	Room	Window	Room use	Vertical Sky Component (VSC)				No-Sky Line (NSL)						Annual Probable Sunlight Hours (APSH) by Room						
				Existing	Proposed	Loss	Loss	Room Area	Existing NSL		Proposed NSL		Loss m²	Loss %	Existing APSH		Proposed APSH		% Reduction	
				VSC	VSC	VSC	%		m²	%	m²	%			Total	Winter	Total	Winter	Total	Winter
First	R15	W15	Office	24.8	23.6	1.3	5	7.4	6.2	84%	6.2	84%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
First	R16	W16	Office	27.6	26.3	1.3	5	16.6	15.7	95%	15.7	95%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
		W17		29.6	28.3	1.3	4													
First	R17	W18	Office	30.8	29.4	1.4	4	7.7	7.4	97%	7.4	97%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
First	R18	W19	Office	31.1	29.9	1.3	4	7.9	7.5	95%	7.5	95%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
First	R19	W20	Office	30.8	29.6	1.2	4	16.0	14.9	93%	14.9	93%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
First	R21	W22	Commercial	33.1	32.3	0.8	2	32.4	32.0	99%	32.0	99%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
		W23		25.3	25.2	0.0	0													
First	R22	W24	Commercial	27.1	27.1	0.0	0	23.8	23.8	100%	23.8	100%	0.0	0	80	20	79	20	1%	0%
		W25		28.2	28.2	0.0	0													
		W26		28.9	28.9	0.0	0													
		W27		35.8	33.4	2.4	7													
First	R23	W28	Commercial	36.3	33.6	2.7	7	24.1	22.2	92%	22.2	92%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
First	R24	W29	Commercial	36.1	33.3	2.8	8	22.4	22.2	99%	22.2	99%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
		W30		36.6	33.5	3.1	8													
		W31		36.7	33.4	3.3	9													
		W32		37.9	31.7	6.2	16													
		W33		37.9	31.8	6.1	16													
First	R25	W34	Commercial	37.1	31.5	5.6	15	20.7	20.7	100%	20.7	100%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
		W35		37.1	31.5	5.6	15													
First	R26	W36	Commercial	37.0	31.5	5.6	15	21.3	21.3	100%	21.3	100%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
		W37		37.0	31.5	5.5	15													
First	R27	W38	Commercial	37.0	31.5	5.5	15	20.7	20.7	100%	20.7	100%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
		W39		36.9	31.5	5.4	15													
First	R28	W40	Commercial	36.8	31.5	5.3	14	21.2	21.2	100%	21.2	100%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
		W41		36.8	31.6	5.2	14													
First	R29	W42	Commercial	36.7	31.6	5.1	14	20.7	20.7	100%	20.7	100%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
		W43		36.6	31.7	5.0	14													
First	R30	W44	Commercial	36.5	31.6	4.9	13	22.6	22.6	100%	22.6	100%	0.0	0	54	14	53	14	2%	0%
		W45		36.3	31.5	4.8	13													
		W46		33.4	33.2	0.2	1													
First	R31	W47	Commercial	23.4	22.8	0.6	3	30.8	22.1	72%	22.1	72%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
First	R32	W49	Commercial	36.1	30.5	5.6	16	24.5	18.6	76%	9.3	38%	9.4	50	N/F	N/F	N/F	N/F	N/F	N/F
First	R33	W48	Commercial	22.1	22.0	0.2	1	20.0	15.3	76%	15.3	76%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R1	W1	Commercial	37.6	34.4	3.3	9	7.8	6.6	86%	6.6	86%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R2	W2	Commercial	37.6	34.3	3.2	9	8.5	7.3	85%	7.3	85%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R3	W3	Commercial	37.5	34.3	3.2	8	8.7	7.5	85%	7.5	85%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F

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				Existing	Proposed	Loss	Loss	Room Area	Existing NSL		Proposed NSL		Loss m²	Loss %	Existing APSH		Proposed APSH		% Reduction	
				VSC	VSC	VSC	%		m²	%	m²	%			Total	Winter	Total	Winter	Total	Winter
Second	R4	W4	Commercial	37.3	34.2	3.1	8	8.2	7.0	85%	7.0	85%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R5	W5	Commercial	37.2	34.1	3.1	8	8.6	7.4	86%	7.4	86%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R6	W6	Commercial	36.9	33.9	3.1	8	8.4	7.1	85%	7.1	85%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R7	W7	Commercial	36.6	33.7	3.0	8	8.3	7.1	85%	7.1	85%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R8	W8	Commercial	36.3	33.3	2.9	8	8.3	7.0	85%	7.0	85%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R9	W9	Commercial	35.8	32.9	2.9	8	8.6	7.3	85%	7.3	85%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R10	W10	Commercial	35.0	32.2	2.9	8	8.6	7.3	85%	7.3	85%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R11	W11	Commercial	33.7	31.0	2.7	8	8.7	7.3	85%	7.3	85%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R12	W12	Commercial	16.2	15.4	0.8	5	10.7	6.1	57%	6.1	57%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R14	W14	Commercial	20.1	19.0	1.1	6	13.7	10.6	77%	10.6	77%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R15	W15	Commercial	29.4	28.2	1.2	4	217.8	217.8	100%	217.8	100%	0.0	0	98	28	98	28	0%	0%
		W16		33.5	32.3	1.3	4													
		W17		34.9	33.6	1.3	4													
		W18		34.2	33.0	1.2	3													
		W24		34.6	34.6	0.0	0													
		W25		34.7	34.7	0.0	0													
		W26		33.0	32.9	0.0	0													
		W27		29.0	28.9	0.0	0													
		W28		44.0	43.2	0.8	2													
		W29		44.2	43.4	0.8	2													
		W30		44.2	43.5	0.7	2													
		W31		44.0	43.3	0.7	2													
		W32		36.3	35.6	0.7	2													
		W33		36.1	35.6	0.5	1													
		W34		43.7	43.7	0.0	0													
		W35		43.7	43.7	0.0	0													
		W36		43.6	43.6	0.0	0													
		W37		43.4	43.3	0.0	0													
		W38		28.7	28.7	0.0	0													
		W39		28.7	28.7	0.0	0													
Second	R16	W20-L	Commercial	35.8	34.0	1.8	5	32.4	31.7	98%	31.7	98%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
		W20-U		37.6	33.9	3.7	10													
		W21-L																		
		W21-U																		
Second	R18	W23-L W23-U	Commercial	37.5	34.0	3.4	9	30.8	28.0	91%	28.0	91%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R1	W1	Commercial	37.7	35.0	2.7	7	7.8	6.6	86%	6.6	86%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R2	W2	Commercial	37.7	35.0	2.7	7	8.5	7.3	85%	7.3	85%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R3	W3	Commercial	37.6	35.0	2.6	7	8.7	7.5	85%	7.5	85%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R4	W4	Commercial	37.6	35.0	2.6	7	8.2	7.0	85%	7.0	85%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F

Address	Room	Window	Room use	Vertical Sky Component (VSC)				No-Sky Line (NSL)						Annual Probable Sunlight Hours (APSH) by Room						
				Existing	Proposed	Loss	Loss	Room Area	Existing NSL		Proposed NSL		Loss m²	Loss %	Existing APSH		Proposed APSH		% Reduction	
				VSC	VSC	VSC	%		m²	%	m²	%			Total	Winter	Total	Winter	Total	Winter
		W29-U						13.5	12.7	94%	10.2	76%	2.5	20	N/F	N/F	N/F	N/F	N/F	N/F
Second	R24	W30-L W30-U	Bedroom	38.3	29.0	9.3	24	11.3	10.6	94%	10.1	90%	0.5	5	N/F	N/F	N/F	N/F	N/F	N/F
Second	R25	W31-L W31-U	Bedroom	38.3	29.3	9.0	23	10.7	9.8	91%	9.1	85%	0.7	7	N/F	N/F	N/F	N/F	N/F	N/F
Second	R26	W32-L W32-U	Bedroom	38.4	29.9	8.4	22	10.7	10.3	96%	10.0	94%	0.2	2	N/F	N/F	N/F	N/F	N/F	N/F
Second	R27	W33-L	LKD	38.4	30.2	8.2	21	24.0	23.9	100%	23.8	99%	0.2	1	N/F	N/F	N/F	N/F	N/F	N/F
		W33-U W34-L W34-U		37.6	34.0	3.6	10													
Second	R28	W35-L W35-U	LKD	37.6	34.3	3.3	9	22.3	21.7	97%	21.6	97%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R29	W36-L W36-U	Bedroom	37.5	34.5	3.0	8	12.0	11.6	97%	11.6	97%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R30	W37-L	Studio	37.4	34.7	2.7	7	24.7	24.6	100%	24.6	100%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
		W37-U W38-L W38-U		37.4	34.8	2.5	7													
Second	R31	W39-L W39-U	LKD	37.3	35.0	2.4	6	22.2	21.7	98%	21.7	98%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R32	W40-L W40-U	Bedroom	37.3	35.1	2.2	6	12.0	11.6	97%	11.6	97%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R33	W41-L W41-U	Bedroom	37.2	35.2	2.0	5	10.7	10.3	96%	10.3	96%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R34	W42-L W42-U	Bedroom	37.1	35.3	1.8	5	10.6	10.3	98%	10.3	98%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R35	W43-L W43-U	LKD	37.1	35.3	1.7	5	23.0	22.5	98%	22.5	98%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R1	W1-L W1-U	Bedroom	28.9	26.7	2.3	8	9.8	9.6	98%	9.6	98%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R2	W2-L W2-U	Bedroom	36.7	34.2	2.4	7	8.9	8.5	96%	8.5	96%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R4	W4-L W4-U	LKD	36.5	33.5	3.0	8	25.3	24.3	96%	24.3	96%	0.1	0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R5	W5-L W5-U	Bedroom	28.5	25.2	3.3	12	10.6	10.2	96%	10.2	96%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R6	W6-L W6-U	Bedroom	34.8	31.3	3.6	10	14.2	13.5	95%	13.5	95%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F

Address	Room	Window	Room use	Vertical Sky Component (VSC)				No-Sky Line (NSL)						Annual Probable Sunlight Hours (APSH) by Room						
				Existing	Proposed	Loss	Loss	Room Area	Existing NSL		Proposed NSL		Loss	Loss	Existing APSH		Proposed APSH		% Reduction	
				VSC	VSC	VSC	%		m²	%	m²	%	m²	%	Total	Winter	Total	Winter	Total	Winter
Third	R7	W8-L	LKD	35.9	31.5	4.3	12	28.7	28.6	100%	28.6	100%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
		W8-U		24.4	20.7	3.7	15													
		W39		23.7	20.2	3.5	15													
		W41		22.7	19.6	3.1	13													
Third	R8	W9-L W9-U	Bedroom	15.2	15.2	0.0	0	10.3	9.8	95%	9.8	95%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R9	W10-L	LKD	6.3	6.3	0.0	0	25.0	24.9	99%	24.5	98%	0.3	1	31	3	29	3	6%	0%
		W10-U		36.5	34.0	2.6	7													
		W11-L		39.2	26.8	12.4	32													
		W11-U																		
Third	R10	W13-L	Bedroom	39.1	25.7	13.4	34	15.0	14.0	93%	8.5	57%	5.5	39	N/F	N/F	N/F	N/F	N/F	N/F
		W13-U																		
Third	R11	W14-L W14-U	Bedroom	38.4	24.0	14.5	38	10.3	9.7	93%	8.0	78%	1.6	17	N/F	N/F	N/F	N/F	N/F	N/F
Third	R12	W15-L W15-U	LKD	13.0	12.5	0.5	4	24.7	21.4	87%	21.4	87%	0.0	0	24	4	23	4	4%	0%
Third	R13	W16-L	Bedroom	37.2	27.3	9.9	27	15.8	15.2	96%	14.6	92%	0.5	3	N/F	N/F	N/F	N/F	N/F	N/F
		W16-U		37.5	27.7	9.8	26													
		W17-L W17-U																		
Third	R14	W18-L W18-U	Bedroom	36.6	27.1	9.5	26	8.2	7.6	93%	7.6	93%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R15	W19-L W19-U	LKD	28.3	19.1	9.3	33	22.2	22.0	99%	19.5	88%	2.6	12	N/F	N/F	N/F	N/F	N/F	N/F
Third	R16	W20	Bedroom	36.7	27.9	8.9	24	13.4	13.3	99%	13.2	99%	0.1	1	N/F	N/F	N/F	N/F	N/F	N/F
Third	R17	W21-L W21-U	Bedroom	23.3	15.5	7.8	34	9.7	9.6	99%	9.5	99%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R18	W22-L W22-U	Bedroom	38.7	30.1	8.6	22	13.5	13.1	97%	12.2	90%	0.9	7	N/F	N/F	N/F	N/F	N/F	N/F
Third	R19	W23-L W23-U	Bedroom	38.8	30.4	8.4	22	11.3	10.4	92%	10.0	89%	0.4	4	N/F	N/F	N/F	N/F	N/F	N/F
Third	R20	W24-L W24-U	Bedroom	38.8	30.9	7.9	20	10.7	10.2	95%	10.2	95%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R21	W25-L W25-U	Bedroom	38.8	31.2	7.6	20	10.7	9.9	92%	9.5	88%	0.4	4	N/F	N/F	N/F	N/F	N/F	N/F
Third	R22	W26-L	LKD	38.8	31.6	7.3	19	24.0	23.9	100%	23.6	98%	0.3	1	N/F	N/F	N/F	N/F	N/F	N/F
		W26-U		38.2	35.0	3.2	8													
		W27-L W27-U																		

Address	Room	Window	Room use	Vertical Sky Component (VSC)				No-Sky Line (NSL)						Annual Probable Sunlight Hours (APSH) by Room																	
				Existing	Proposed	Loss	Loss	Room Area	Existing NSL		Proposed NSL		Loss	Loss	Existing APSH		Proposed APSH		% Reduction												
				VSC	VSC	VSC	%		m²	%	m²	%	m²	%	Total	Winter	Total	Winter	Total	Winter											
Fourth	R8	W11-L	Bedroom	24.7	22.0	2.7	11	28.7	28.5	100%	28.5	100%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F											
		W11-U																													
		W12-L	Bedroom	15.2	15.2	0.0	0	10.3	9.9	96%	9.9	96%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F											
		W12-U																													
Fourth	R9	W13-L	LKD	7.0	7.0	0.0	0	25.0	24.9	99%	24.6	99%	0.2	1	32	3	30	3	6%	0%											
		W13-U		37.3	35.2	2.1	6																								
		W14-L																													
		W14-U																													
		W15-L	Bedroom	39.2	28.8	10.5	27	15.0	14.0	93%	9.4	63%	4.6	33	N/F	N/F	N/F	N/F	N/F	N/F											
		W15-U																													
Fourth	R10	W16-L	Bedroom	39.2	27.8	11.3	29	10.3	9.7	94%	8.6	83%	1.1	11	N/F	N/F	N/F	N/F	N/F	N/F											
		W16-U																													
Fourth	R11	W17-L	Bedroom	38.5	26.2	12.3	32	24.7	21.7	88%	21.7	88%	0.0	0	25	5	25	5	0%	0%											
		W17-U																													
Fourth	R12	W18-L	LKD	14.4	14.0	0.4	3	15.8	15.1	96%	15.0	95%	0.1	1	N/F	N/F	N/F	N/F	N/F	N/F											
		W18-U																													
		W19-L	Bedroom	37.4	29.0	8.4	22	8.2	7.6	93%	7.6	93%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F											
		W19-U																													
		W20-L																													
		W20-U	Bedroom	37.7	29.4	8.3	22	22.2	22.0	99%	21.2	96%	0.8	4	N/F	N/F	N/F	N/F	N/F	N/F											
Fourth	R14	W21-L		36.8	28.8	8.1	22																								
		W21-U																													
Fourth	R15	W22-L	LKD	28.4	20.6	7.8	28	13.4	13.3	99%	13.3	99%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F											
		W22-U																													
Fourth	R16	W23	Bedroom	36.9	29.5	7.4	20	9.7	9.6	99%	9.6	99%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F											
		W23																													
Fourth	R17	W24-L	Bedroom	23.1	16.5	6.6	29	13.5	12.7	94%	10.8	80%	1.9	15	N/F	N/F	N/F	N/F	N/F	N/F											
		W24-U																													
Fourth	R18	W25-L	Bedroom	38.8	31.5	7.3	19	11.3	10.6	94%	10.6	94%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F											
		W25-U																													
Fourth	R19	W26-L	Bedroom	38.9	31.9	7.0	18	10.7	9.8	91%	9.7	90%	0.1	1	N/F	N/F	N/F	N/F	N/F	N/F											
		W26-U																													
Fourth	R20	W27-L	Bedroom	38.9	32.2	6.7	17	10.7	10.3	96%	10.3	96%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F											
		W27-U																													
Fourth	R21	W28-L	Bedroom	39.0	32.7	6.2	16	24.0	23.9	100%	23.9	100%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F											
		W28-U																													
		W29-L	LKD	39.0	32.9	6.0	16	12.8	12.8	100%	12.8	100%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F											
		W29-U																													
		W30-L																													
		W30-U	Bedroom	38.6	36.0	2.6	7	12.8	12.8	100%	12.8	100%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F											
		W31-L																													
Fourth	R23	W31-L	Bedroom	38.5	36.2	2.3	6	12.8	12.8	100%	12.8	100%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F											
		W31-U																													

Address	Room	Window	Room use	Vertical Sky Component (VSC)				No-Sky Line (NSL)						Annual Probable Sunlight Hours (APSH) by Room																			
				Existing	Proposed	Loss	Loss	Room Area	Existing NSL		Proposed NSL		Loss	Loss	Existing APSH		Proposed APSH		% Reduction														
				VSC	VSC	VSC	%		m²	%	m²	%			m²	%	Total	Winter	Total	Winter	Total	Winter											
	Fifth	R10	W14-L	38.0	36.4	1.7	4	25.0	25.0	100%	24.9	100%	0.0	0	34	4	32	4	6%	0%													
			W14-U	39.2	30.9	8.3	21																										
			W15-L	39.2	30.1	9.1	23														15.0	14.0	93%	11.4	76%	2.5	18	N/F	N/F	N/F	N/F	N/F	N/F
			W15-U																														
Fifth	R11	W17-L	Bedroom	38.5	28.5	10.0	26	10.3	9.7	94%	9.3	90%	0.4	4	N/F	N/F	N/F	N/F	N/F	N/F													
Fifth	R12	W18-L	LKD	16.1	15.8	0.3	2	24.7	22.8	92%	22.8	92%	0.0	0	27	7	27	7	0%	0%													
Fifth																					W18-U												
Fifth	R13	W19-L	Bedroom	37.6	30.7	6.8	18	15.8	15.2	96%	15.2	96%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F													
		W19-U		37.9	31.2	6.7	18														W20-L												
Fifth	R14	W20-L	Bedroom	37.3	30.8	6.6	18	8.2	7.6	92%	7.6	92%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F													
		W20-U																			W21-L												
Fifth	R15	W21-U	Bedroom	37.7	31.7	6.0	16	13.4	13.3	99%	13.3	99%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F													
Fifth	R16	W22-L	LKD	23.3	17.9	5.4	23	9.7	9.6	99%	9.6	99%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F													
Fifth	R17	W22-U	Bedroom	39.0	33.1	5.9	15	13.5	13.1	97%	12.8	94%	0.3	3	N/F	N/F	N/F	N/F	N/F	N/F													
Fifth	R18	W24-L	Bedroom	39.0	33.3	5.7	15	11.3	10.4	92%	10.4	92%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F													
Fifth	R19	W24-U	Bedroom	39.0	33.7	5.3	14	10.7	10.2	95%	10.2	95%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F													
Fifth	R20	W26-L	Bedroom	39.1	34.0	5.1	13	10.7	9.9	92%	9.9	92%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F													
Fifth	R21	W26-U	Bedroom	39.1	34.3	4.8	12	24.0	23.9	100%	23.9	100%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F													
Fifth	R22	W27-L	Bedroom	38.9	36.9	2.0	5														W27-U												
Fifth	R23	W28-L	LKD	38.8	37.0	1.8	5	11.9	11.6	97%	11.6	97%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F													
		W28-U																			W29-L												
Fifth	R24	W29-U	Bedroom	38.8	37.2	1.7	4	22.2	21.2	96%	21.2	96%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F													
Fifth	R25	W30-L	Studio	38.8	37.3	1.5	4	24.7	24.6	100%	24.6	100%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F													
		W30-U		38.8	37.4	1.4	4														W33-L												
Fifth	R25	W31-L	Bedroom	38.8	37.4	1.4	4	24.7	24.6	100%	24.6	100%	0.0	0	N/F	N/F	N/F	N/F	N/F	N/F													
		W31-U																															
		W32-L																															
		W32-U																															
		W33-L																															
		W33-U																															
		W34-L																															
		W34-U																															

Appendix K.3 Results of the Solar Glare Assessment



Appendix K.3

Results of the Solar Glare assessment



Maximum Parameter Massing



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Reflected Solar Glare

Forbury Retail Park (max. extents)
Reading
12 April 2023



Fig. 1: Site Plan

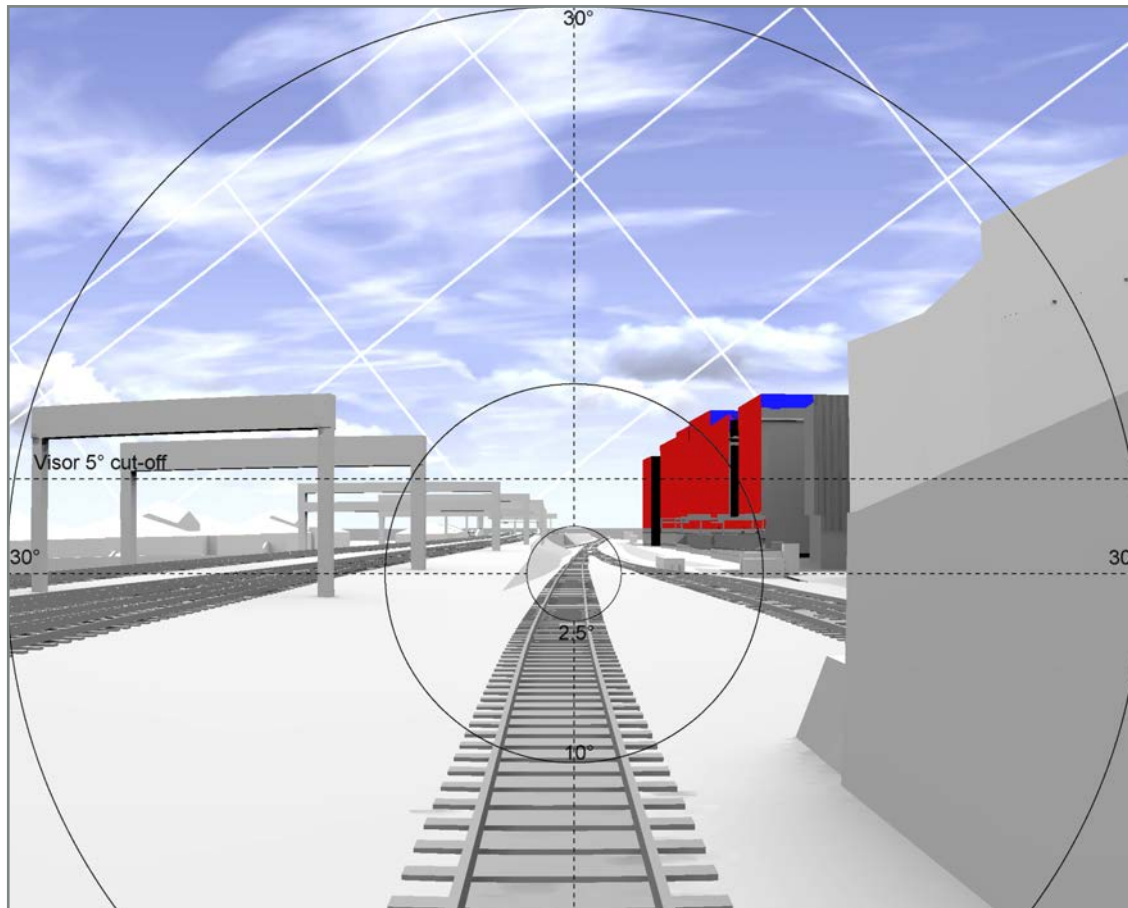


Fig. 2: Solar Glare - HOURS - Close-up

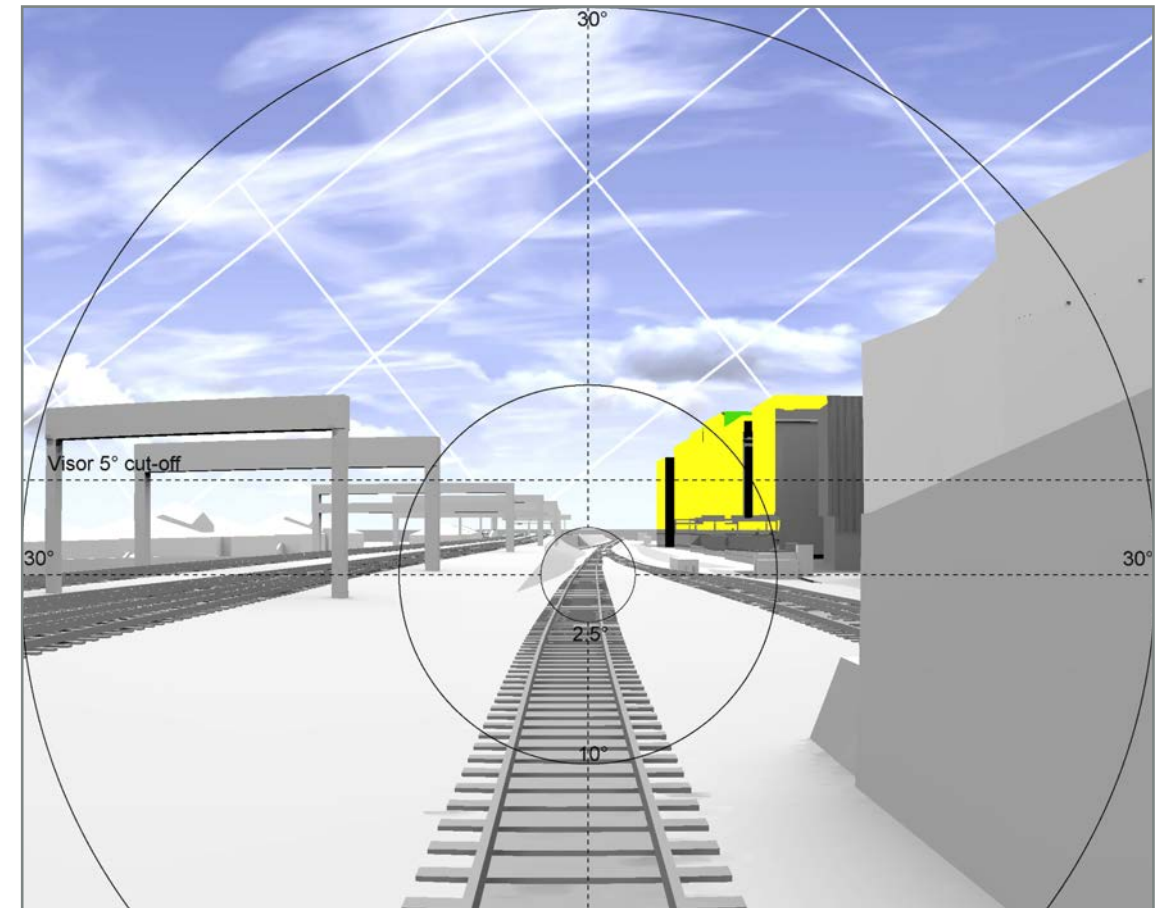


Fig. 3: Solar Glare - MONTHS - Close-up

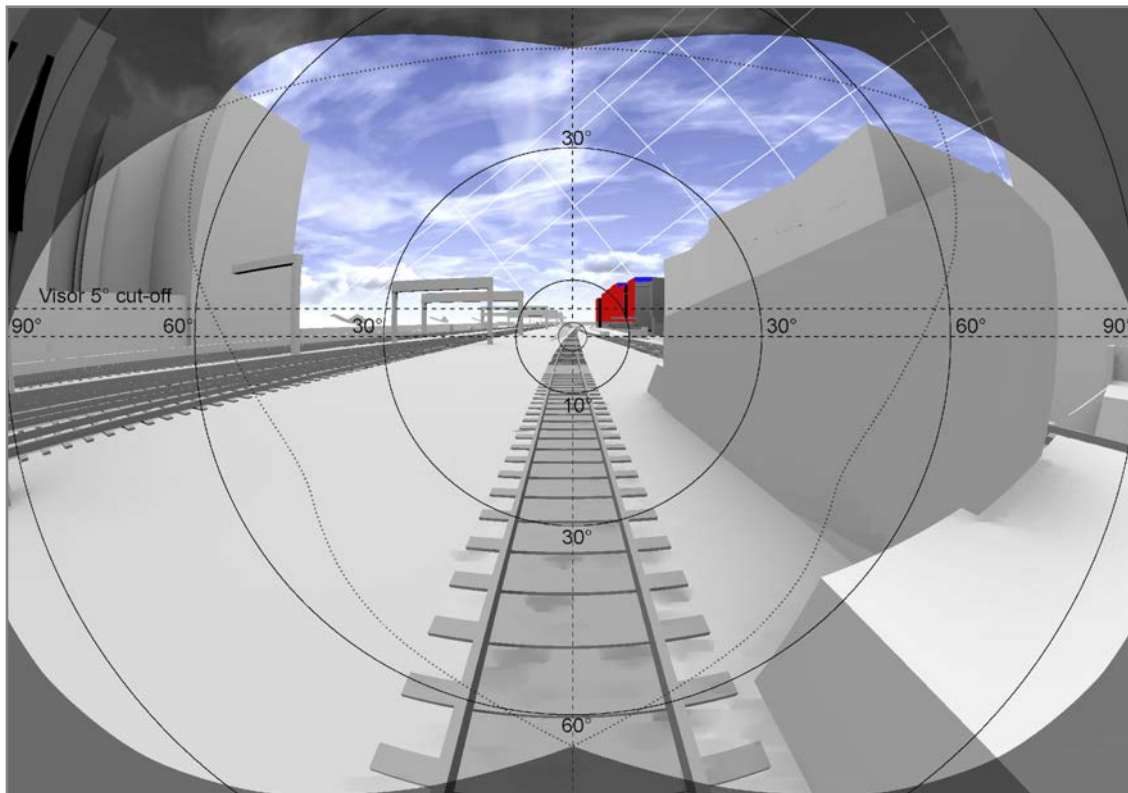


Fig. 4: Solar Glare - HOURS - 180 degrees view

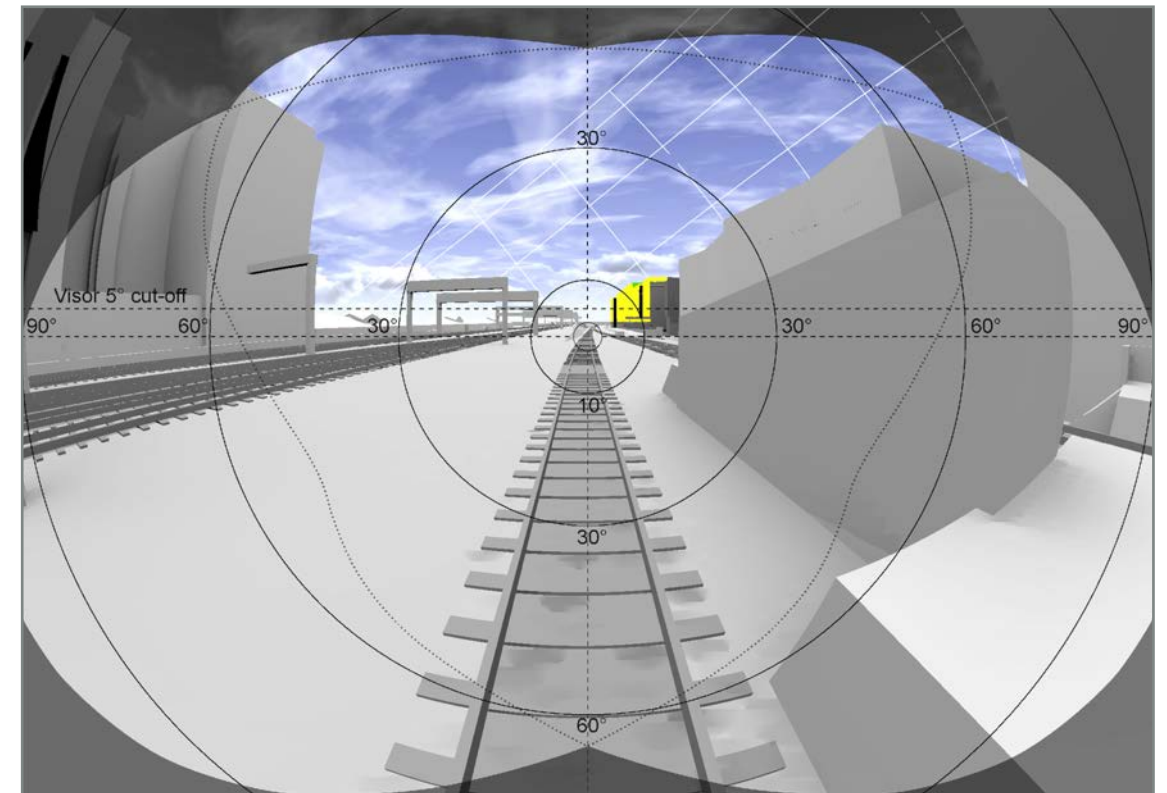
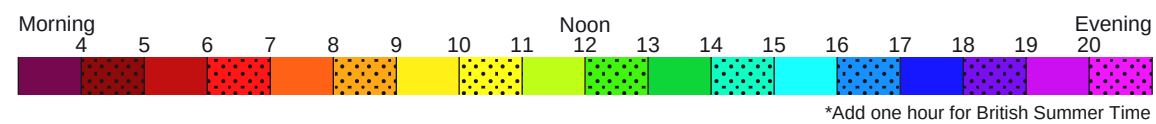
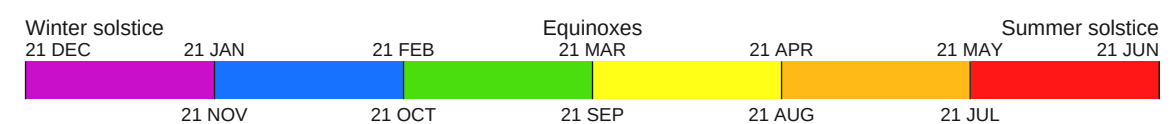


Fig. 5: Solar Glare - MONTHS - 180 degrees view



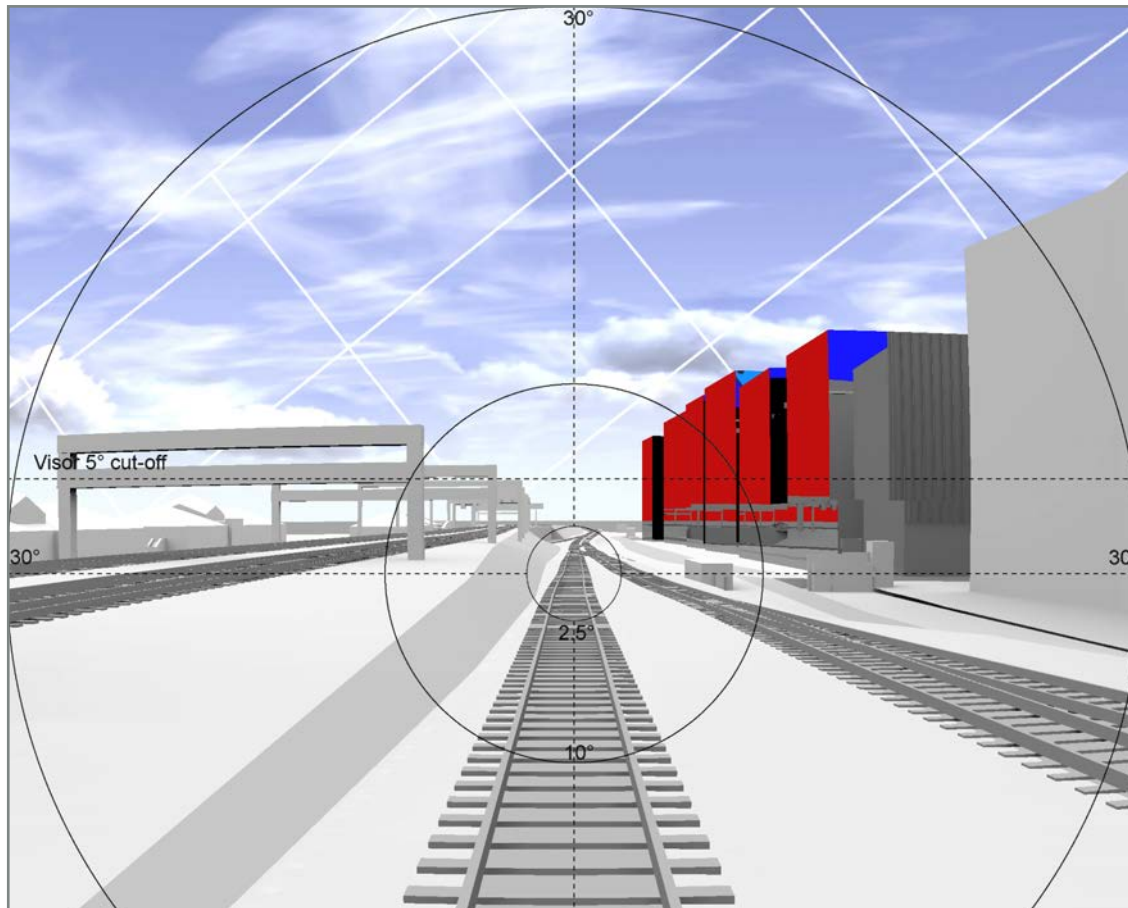


Fig. 6: Solar Glare - HOURS - Close-up

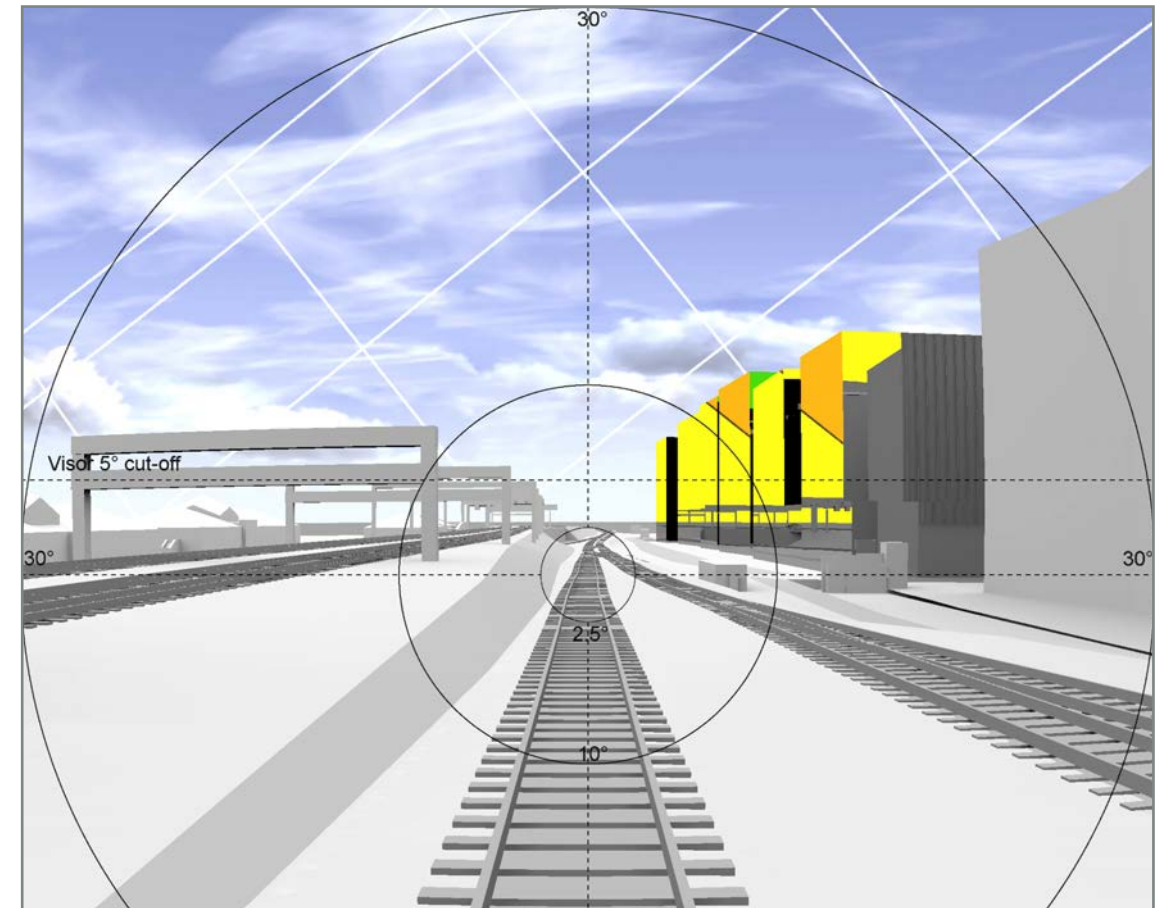


Fig. 7: Solar Glare - MONTHS - Close-up

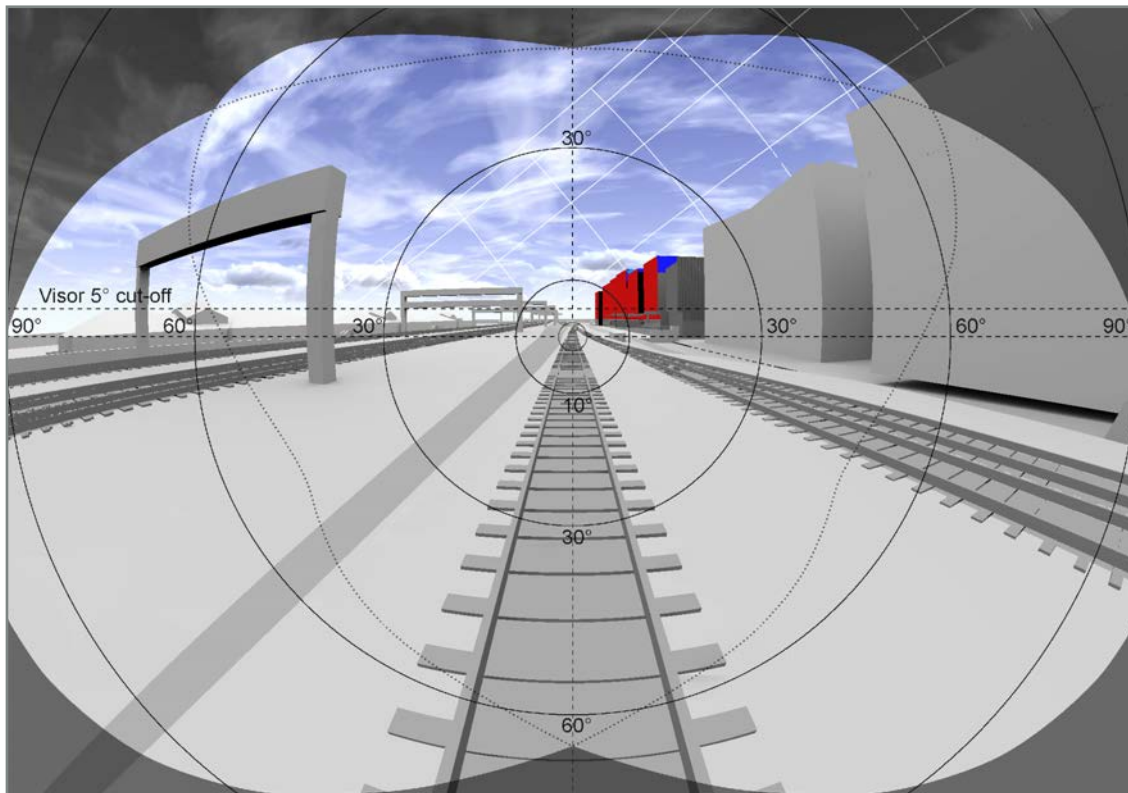


Fig. 8: Solar Glare - HOURS - 180 degrees view

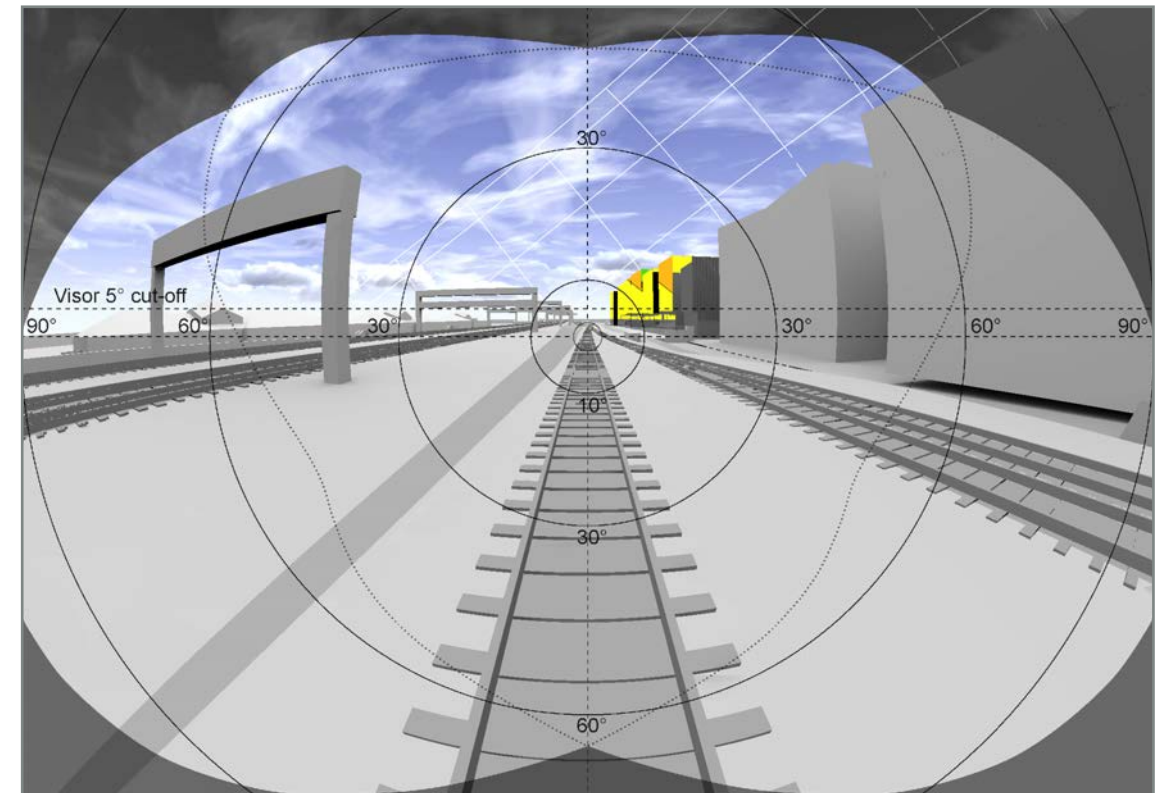
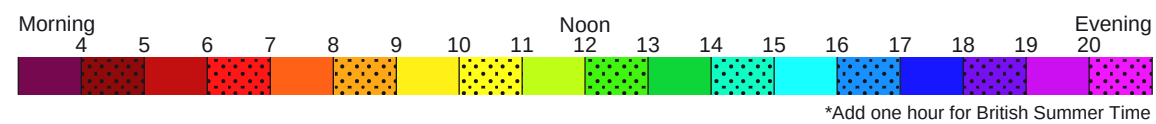
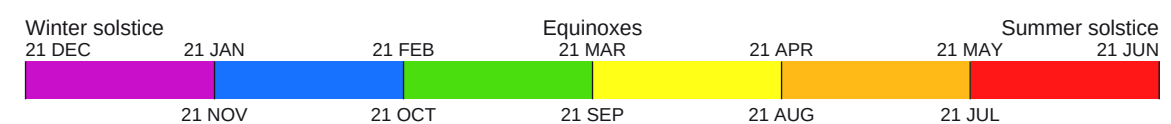


Fig. 9: Solar Glare - MONTHS - 180 degrees view



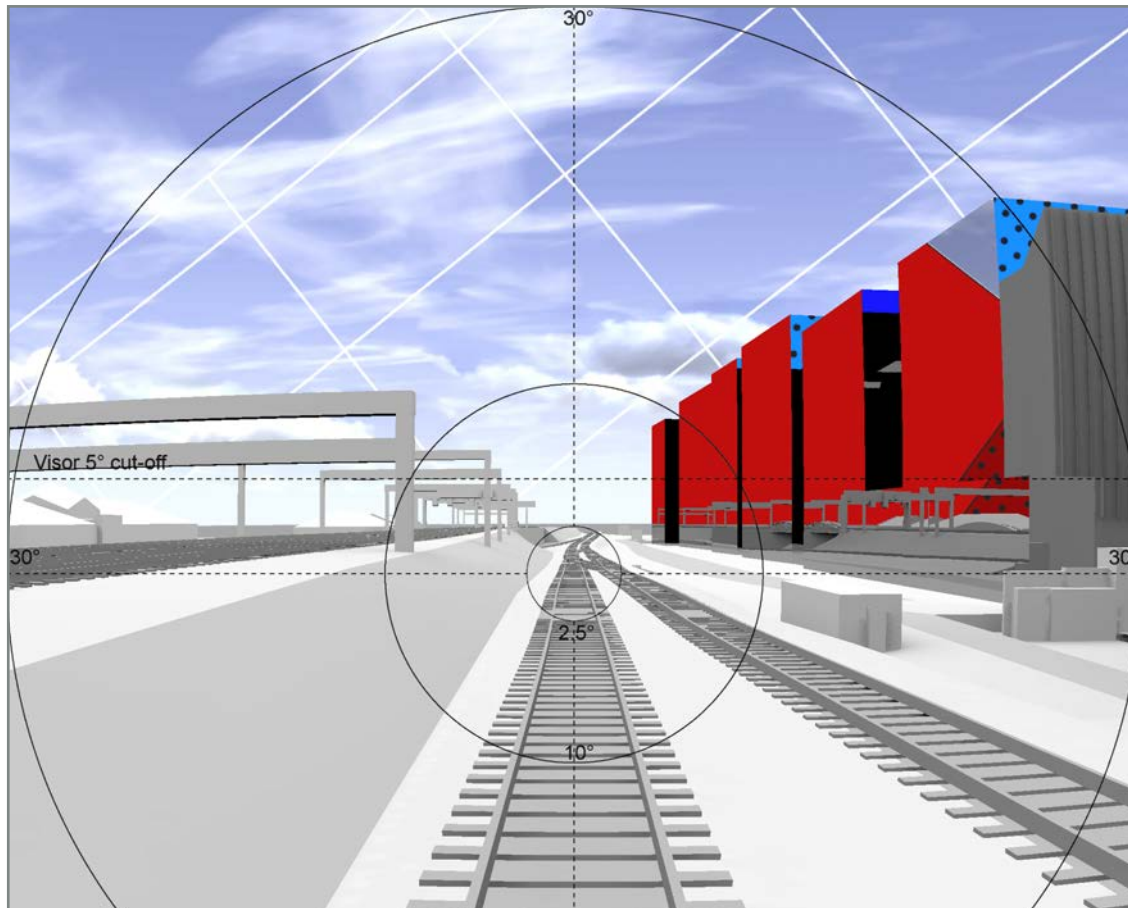


Fig. 10: Solar Glare - HOURS - Close-up

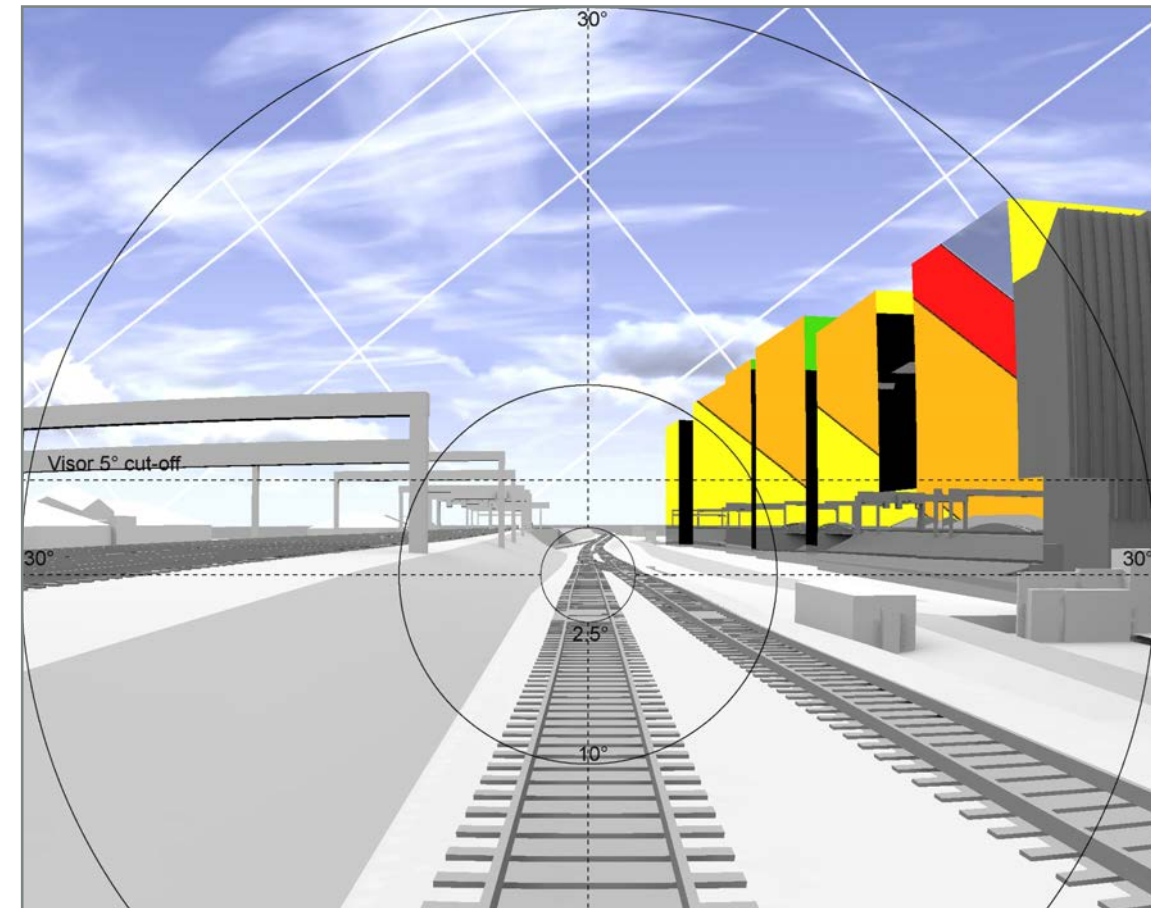


Fig. 11: Solar Glare - MONTHS - Close-up

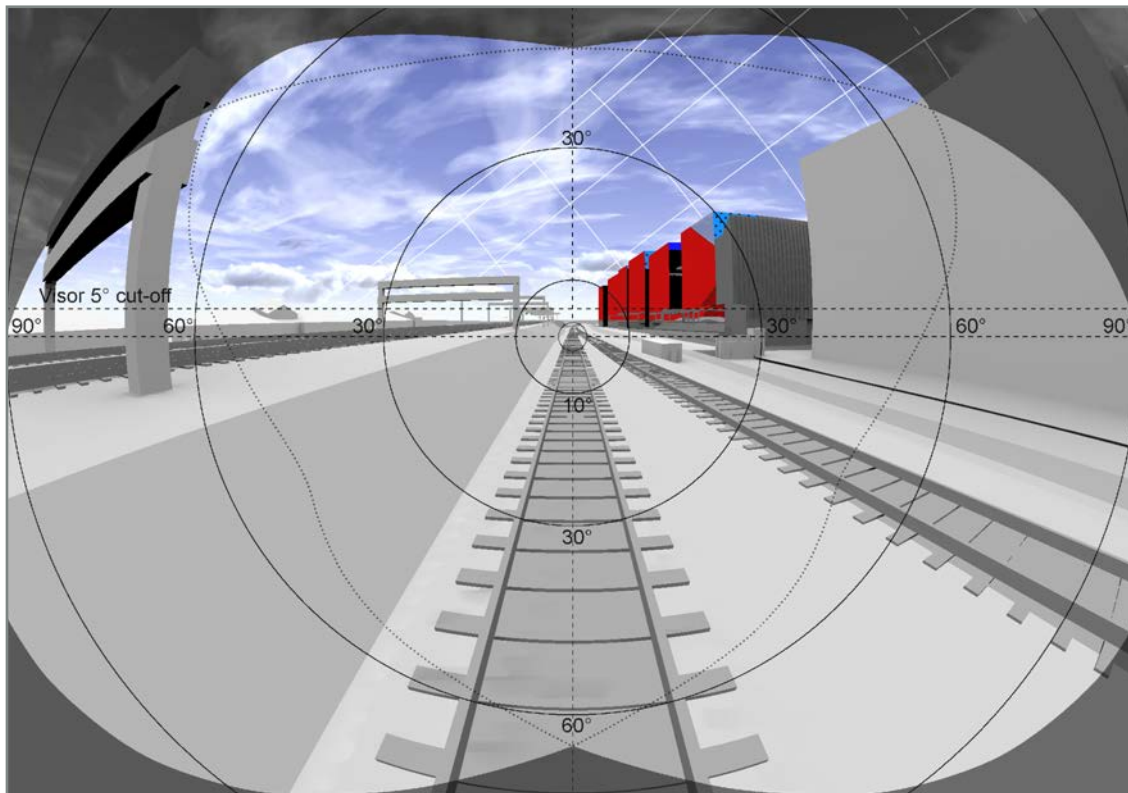


Fig. 12: Solar Glare - HOURS - 180 degrees view

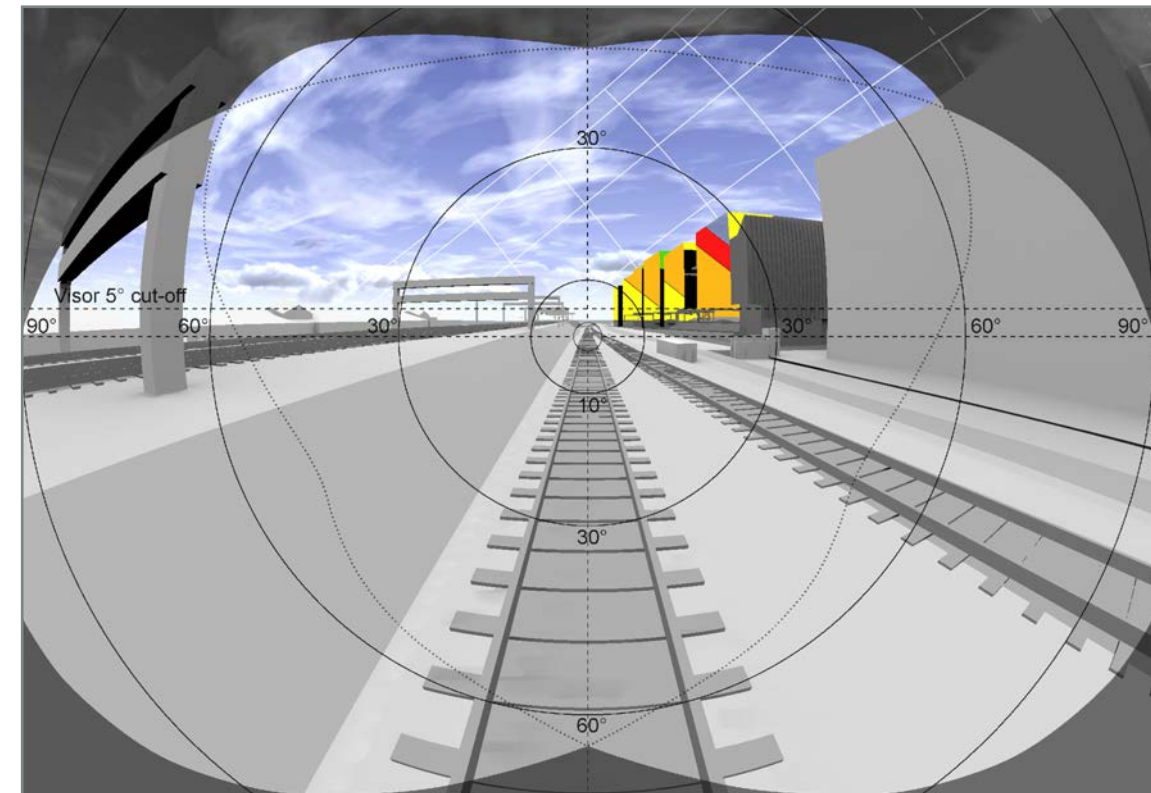
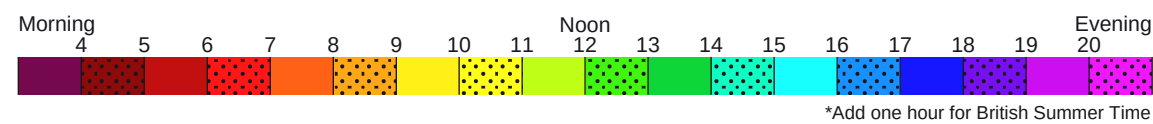
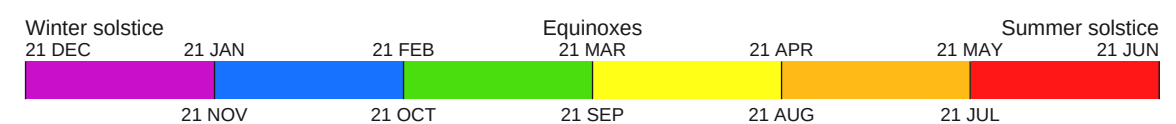


Fig. 13: Solar Glare - MONTHS - 180 degrees view



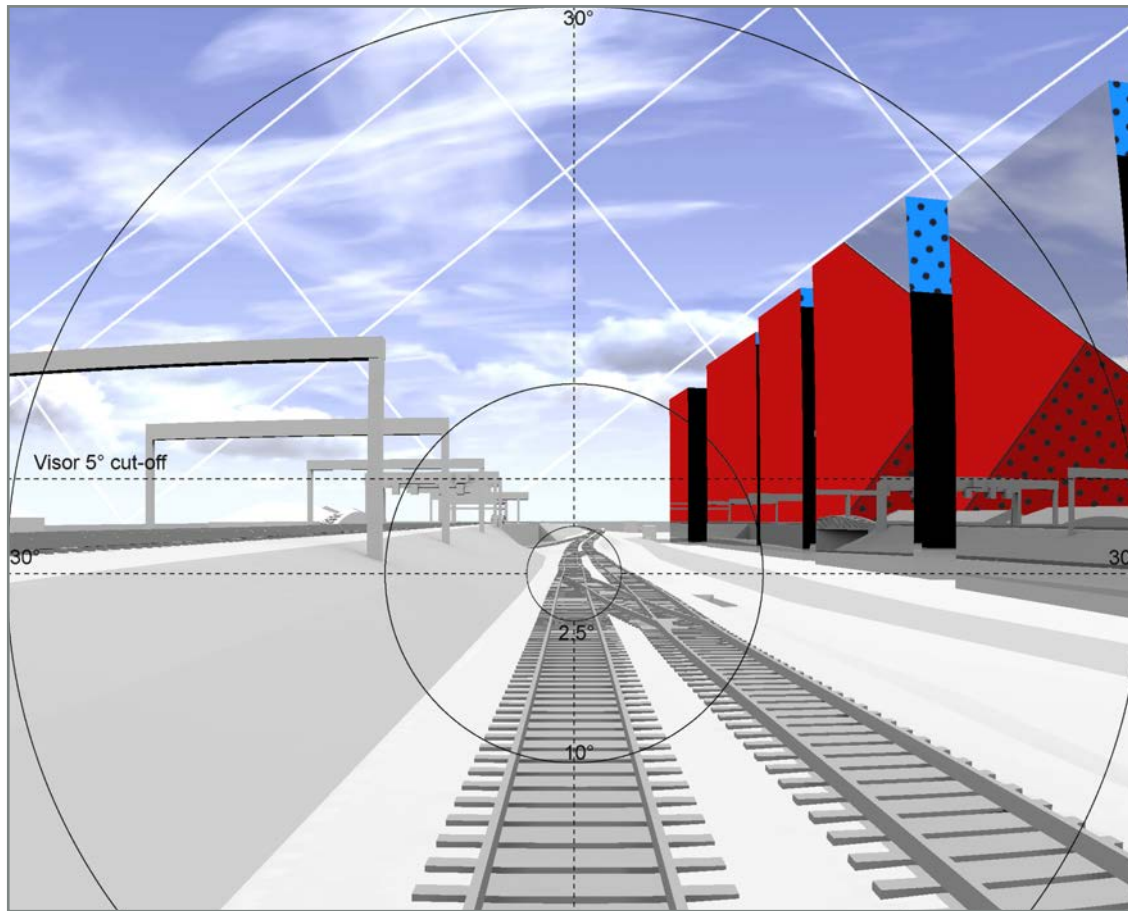


Fig. 14: Solar Glare - HOURS - Close-up

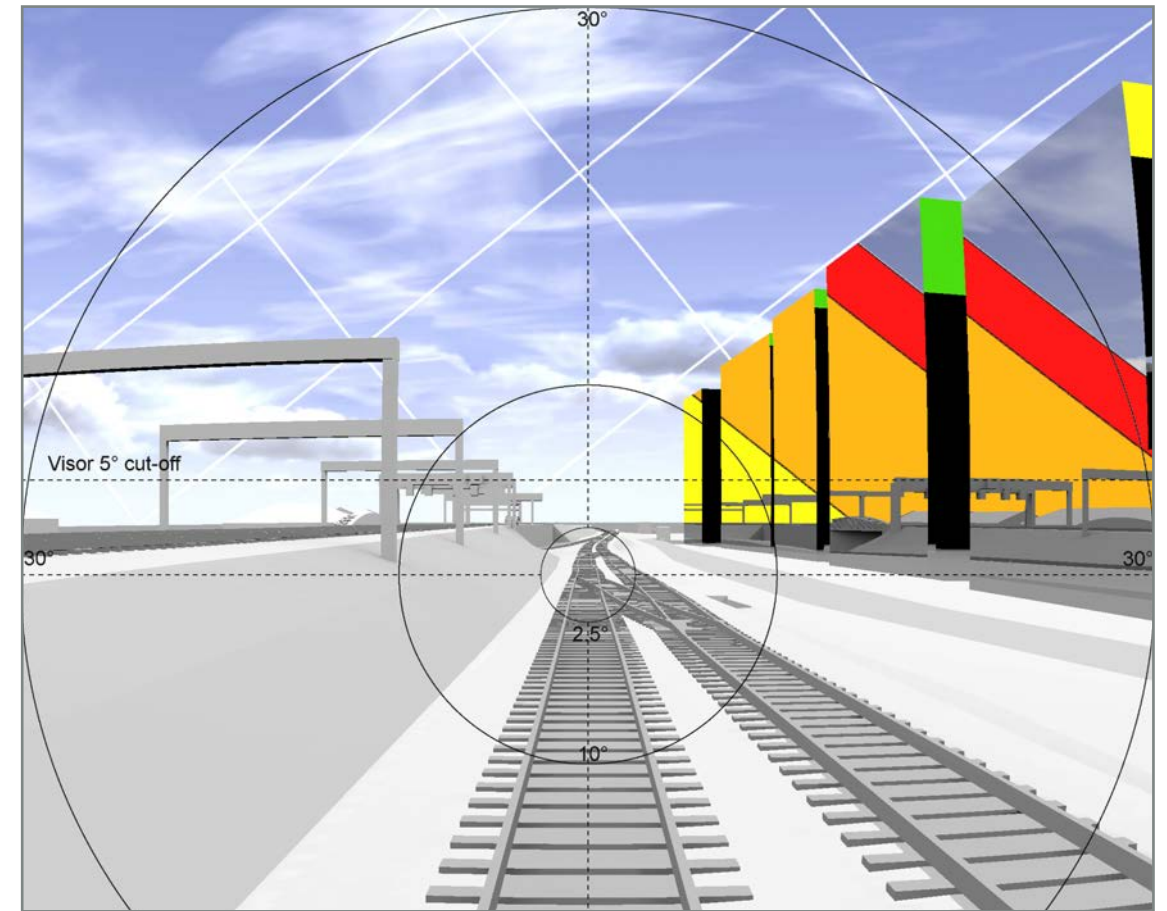


Fig. 15: Solar Glare - MONTHS - Close-up

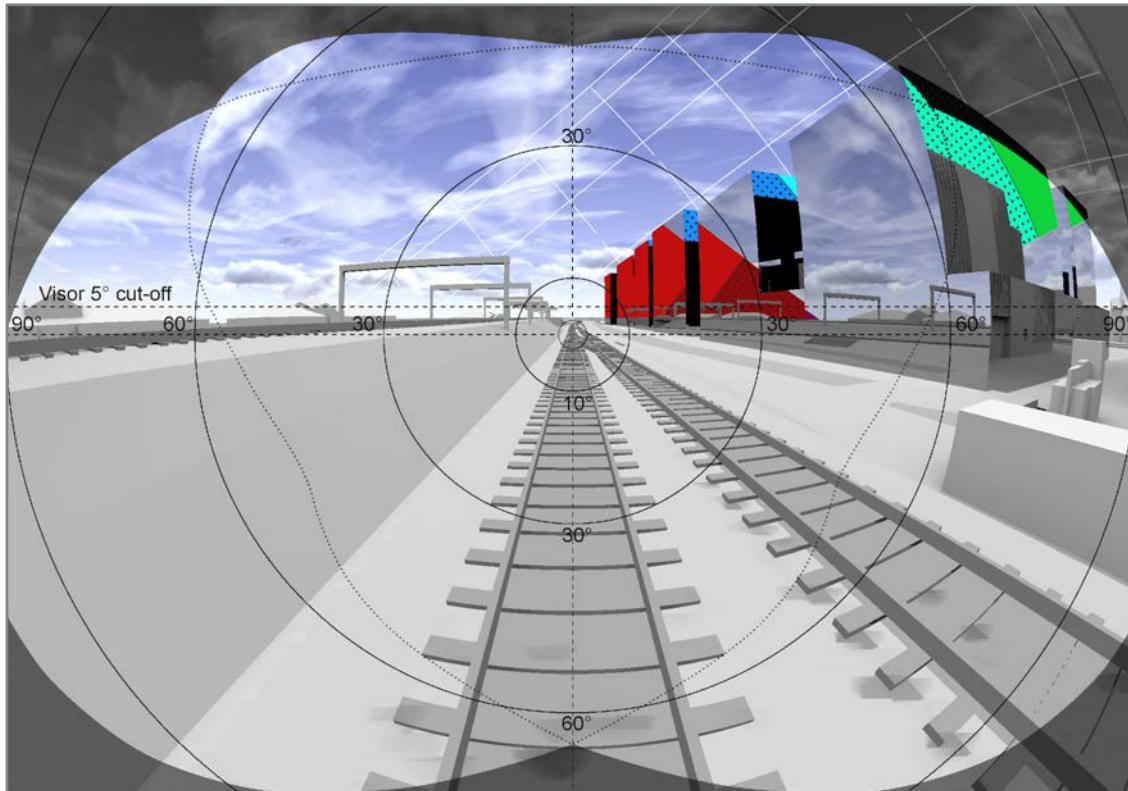


Fig. 16: Solar Glare - HOURS - 180 degrees view

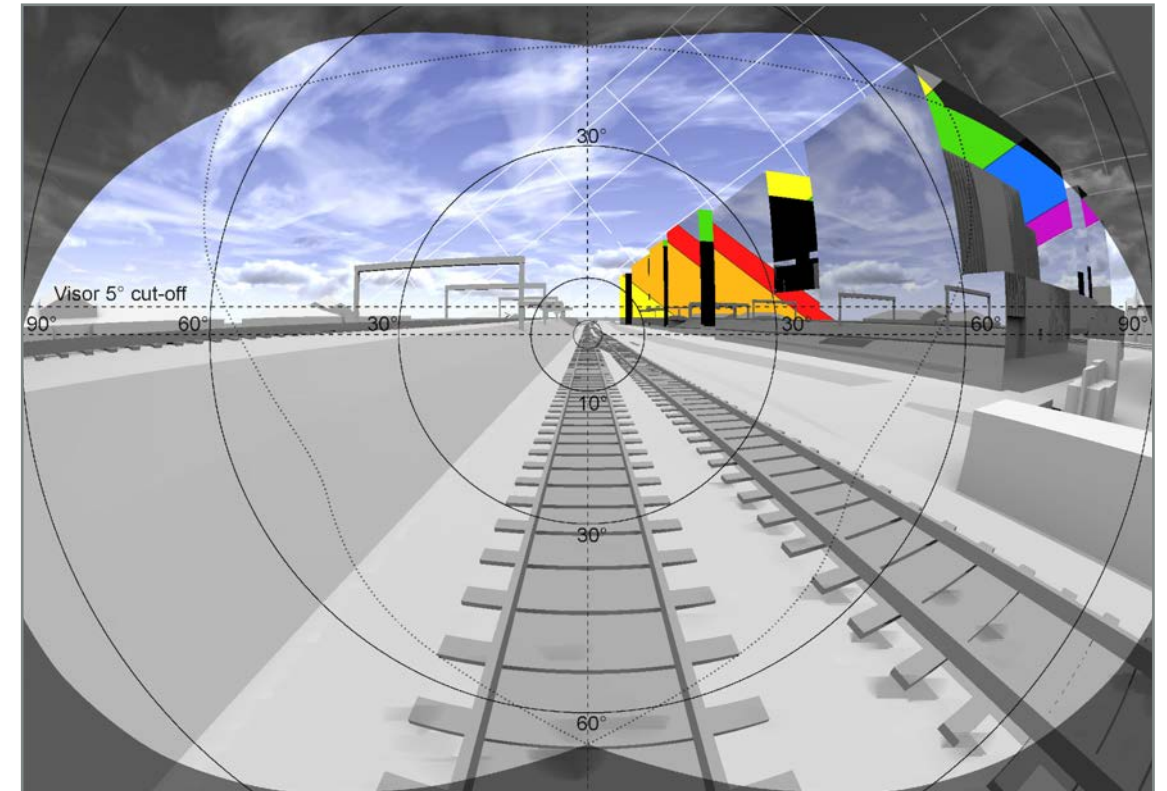
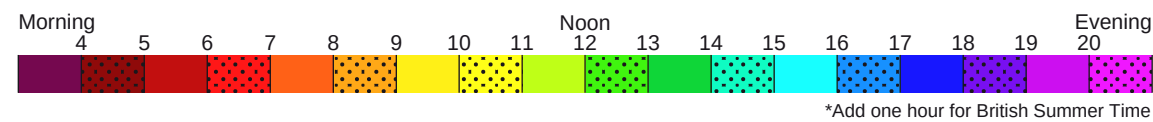
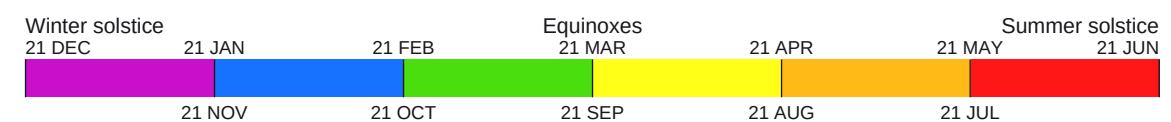


Fig. 17: Solar Glare - MONTHS - 180 degrees view



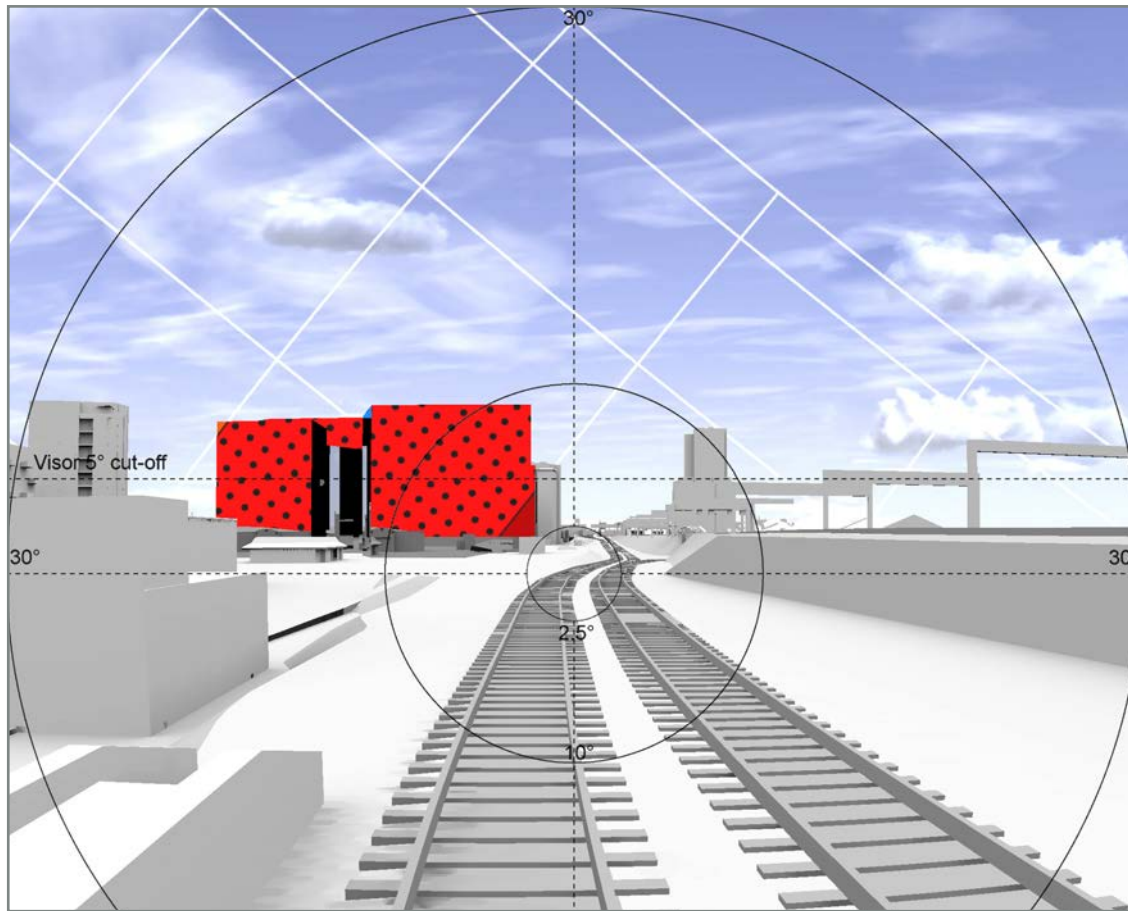


Fig. 18: Solar Glare - HOURS - Close-up

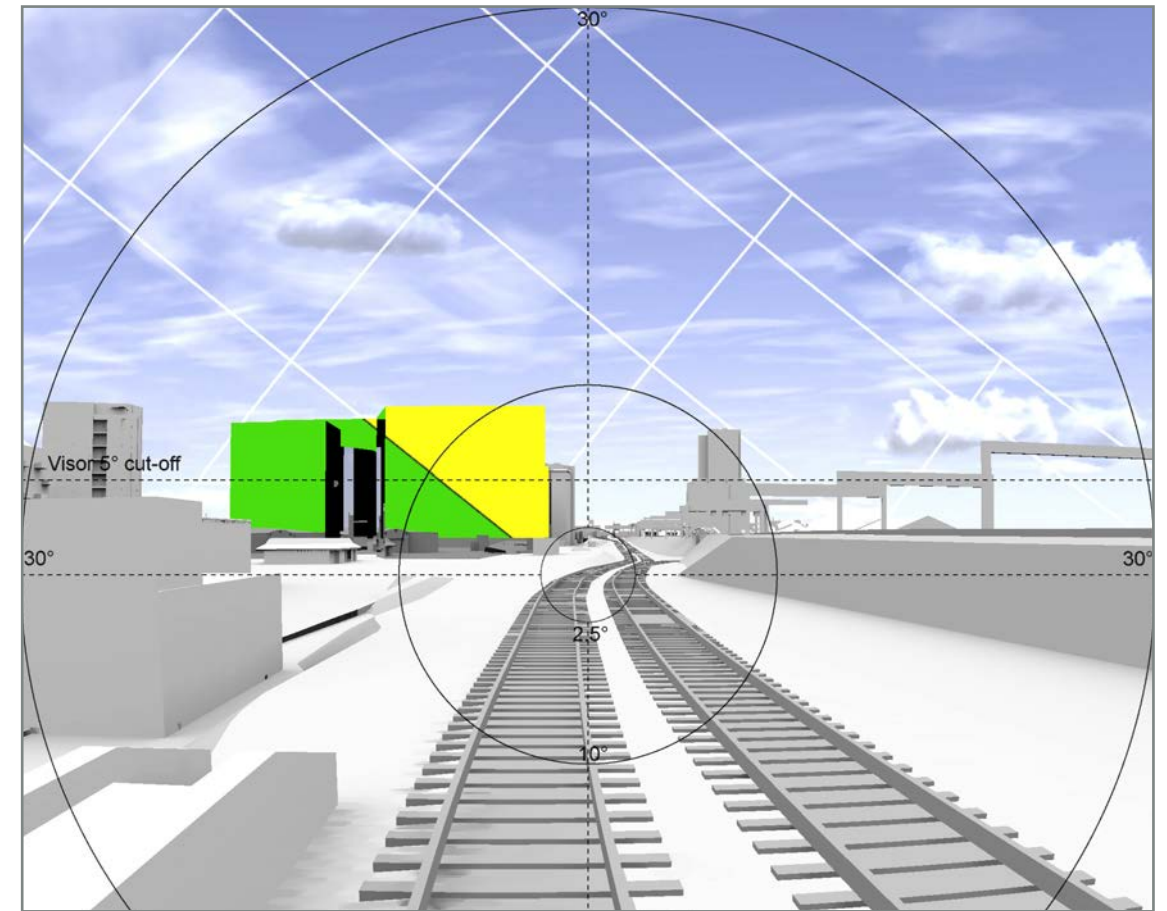


Fig. 19: Solar Glare - MONTHS - Close-up

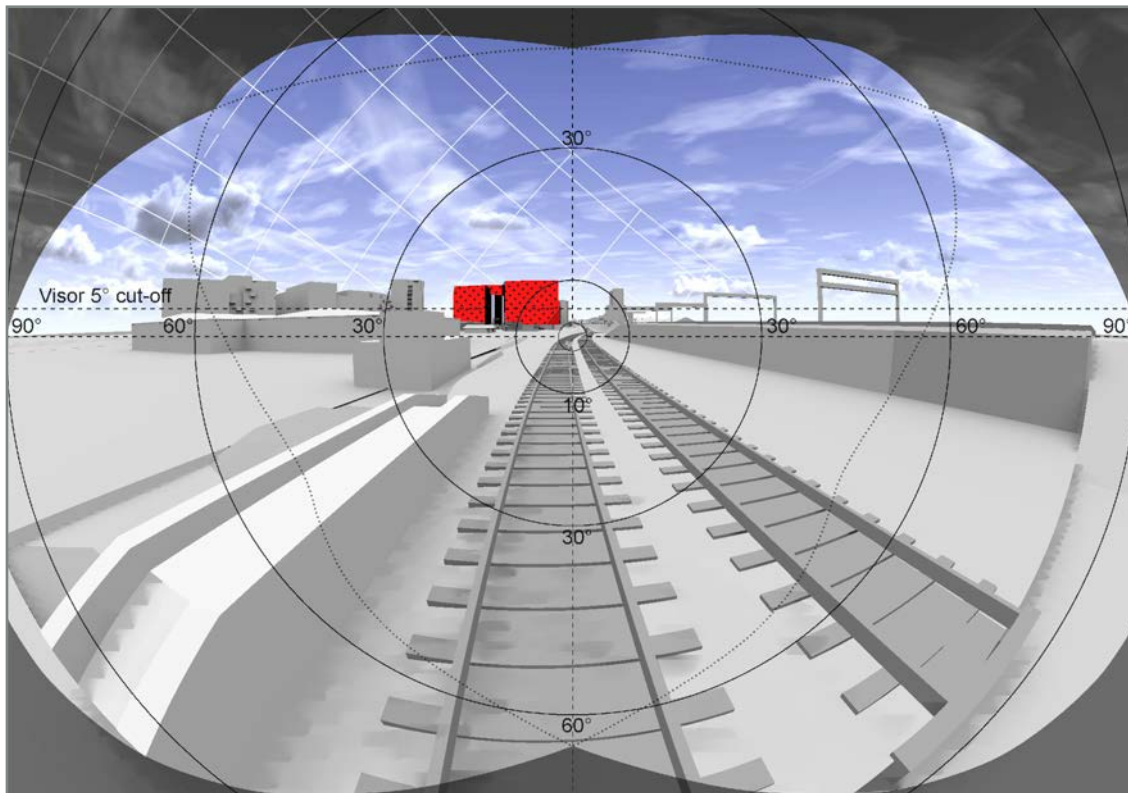


Fig. 20: Solar Glare - HOURS - 180 degrees view

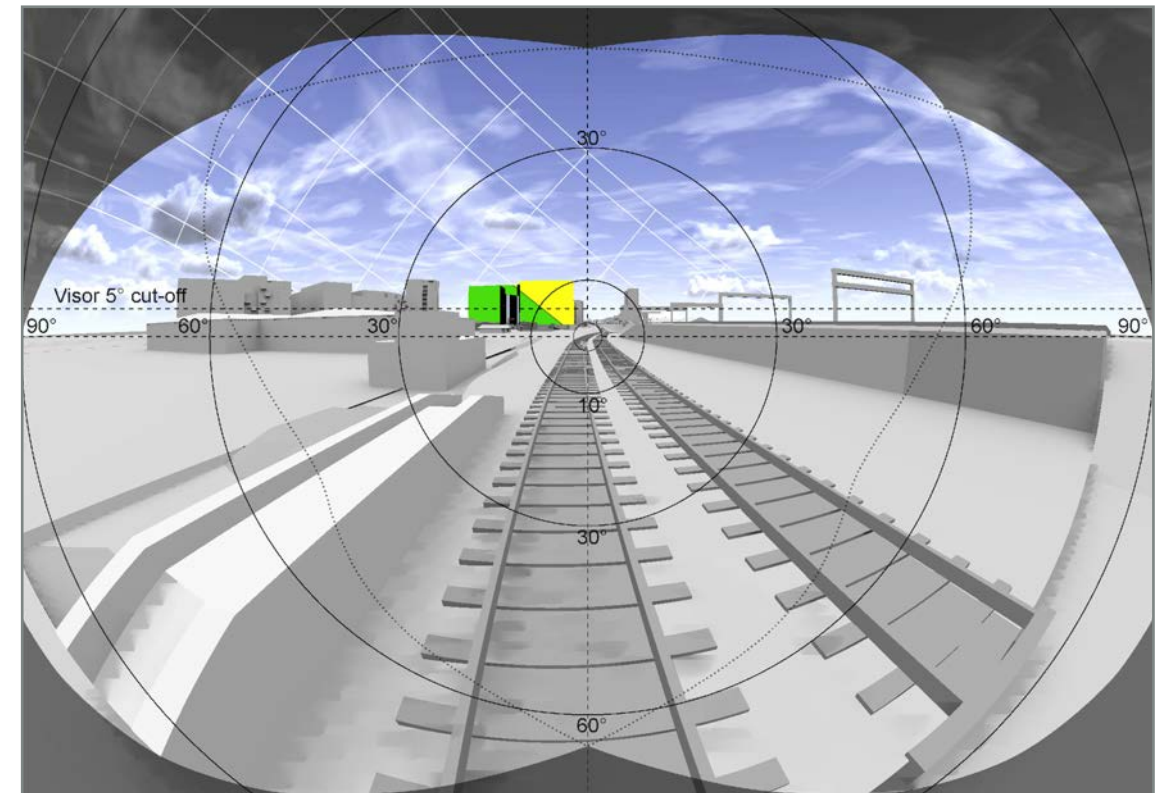
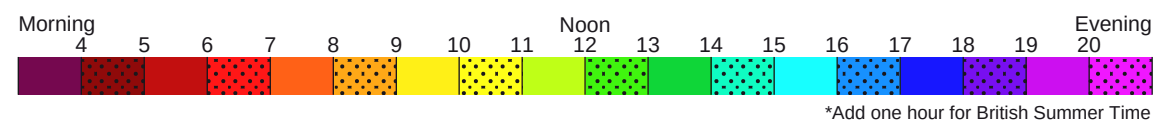
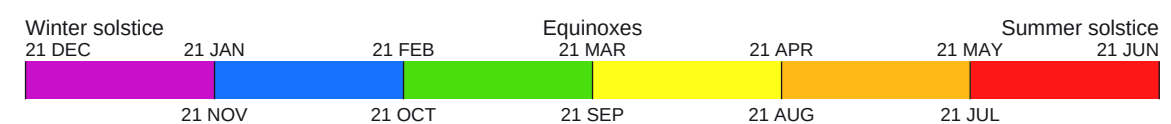


Fig. 21: Solar Glare - MONTHS - 180 degrees view



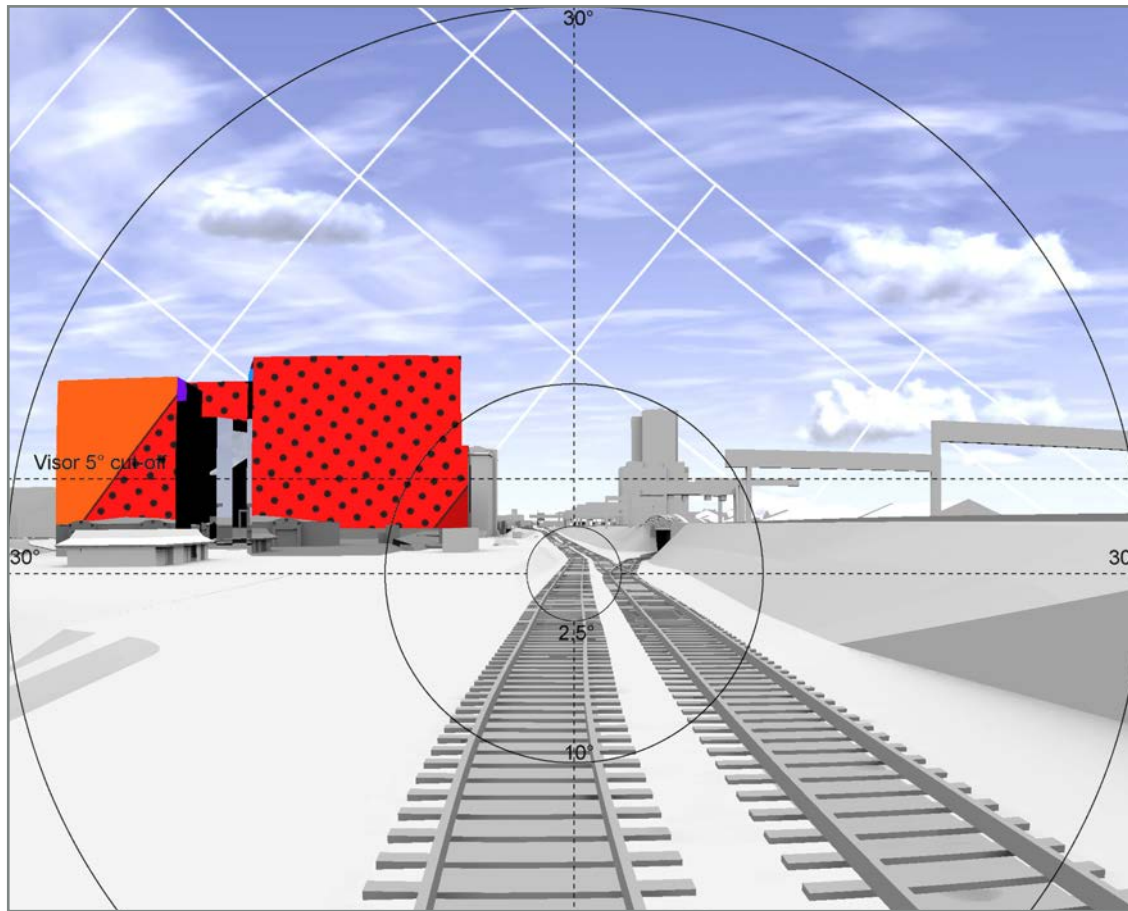


Fig. 22: Solar Glare - HOURS - Close-up

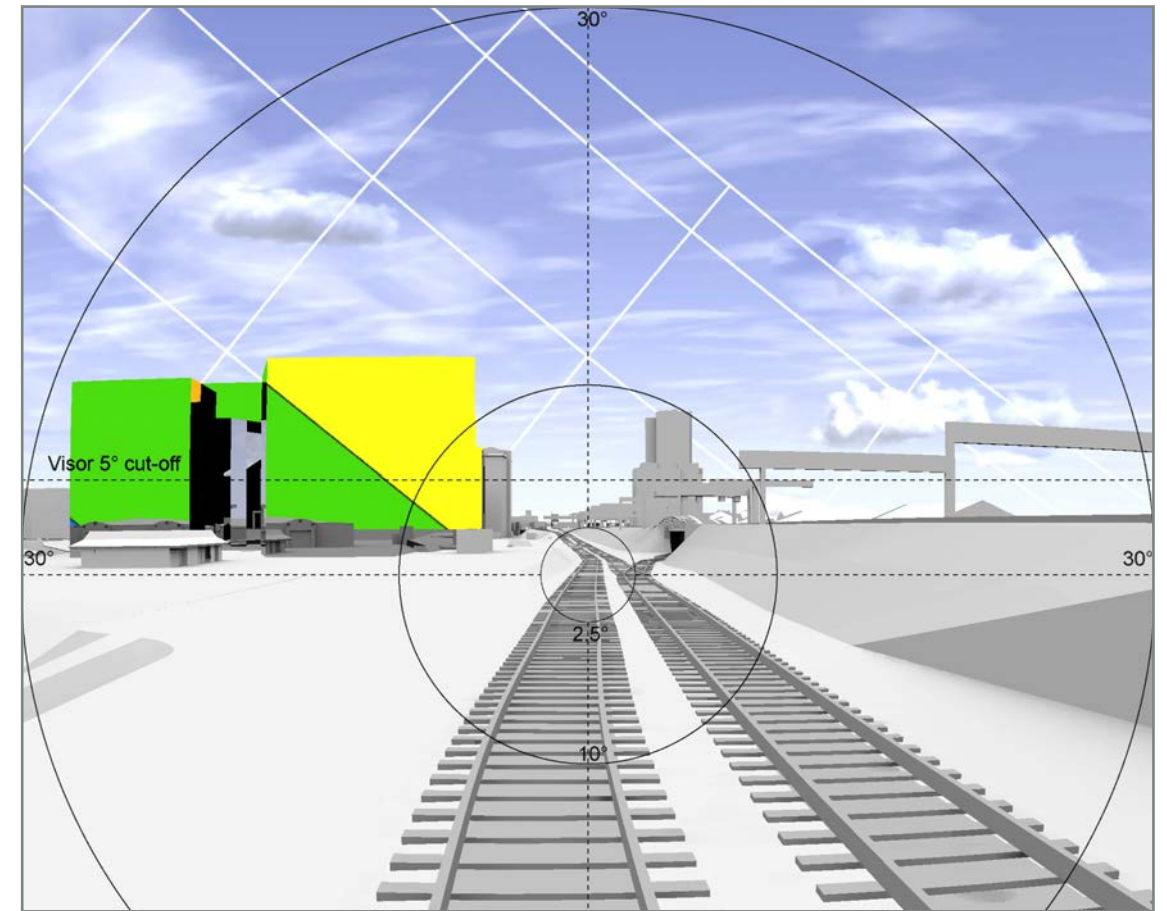


Fig. 23: Solar Glare - MONTHS - Close-up

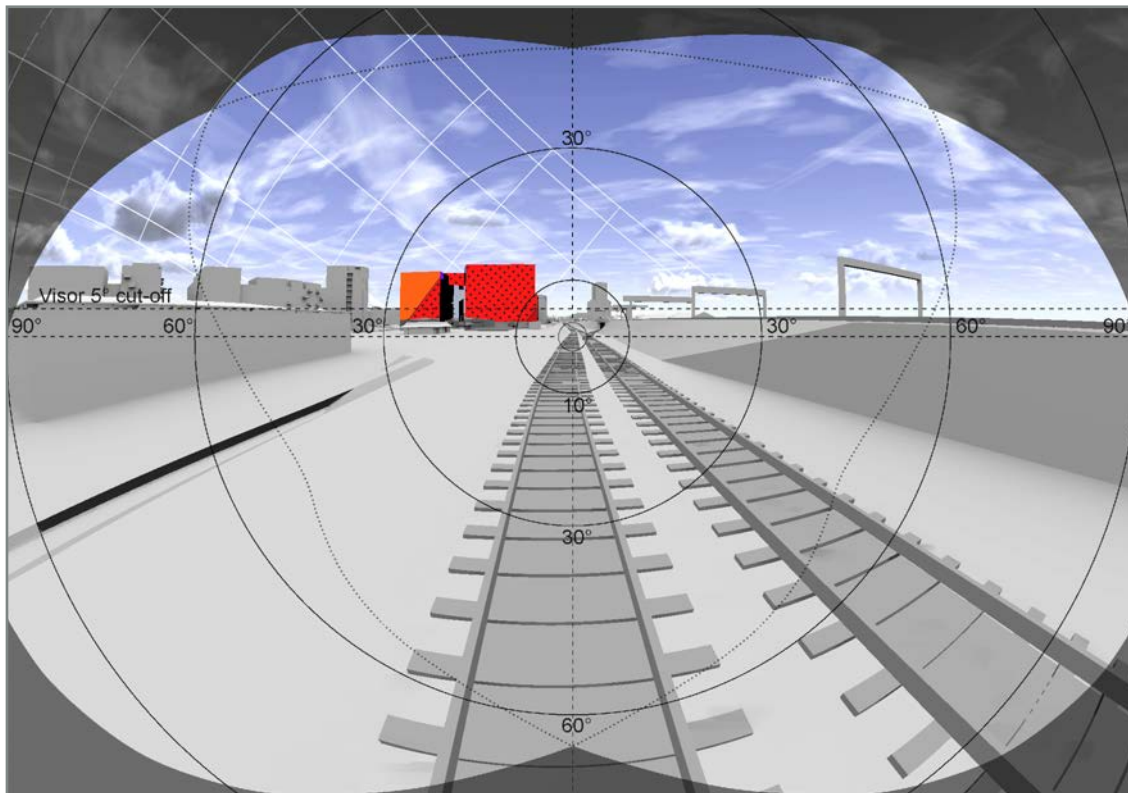


Fig. 24: Solar Glare - HOURS - 180 degrees view

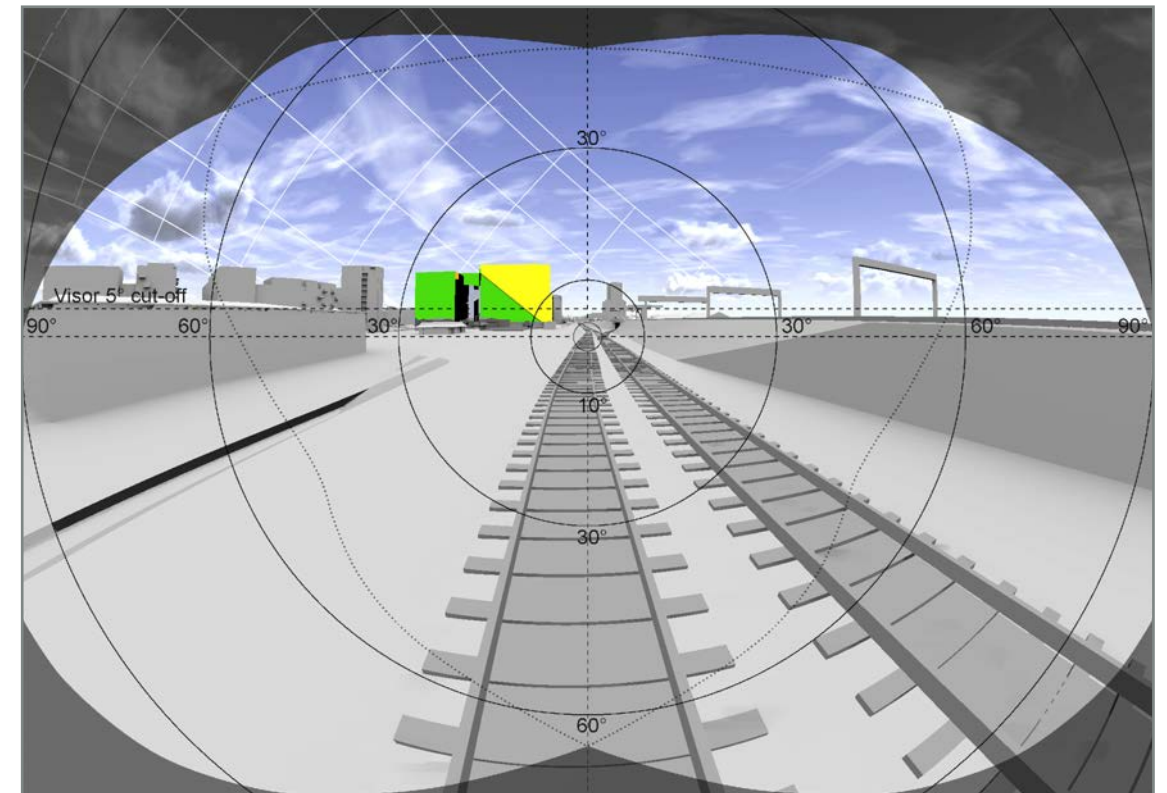
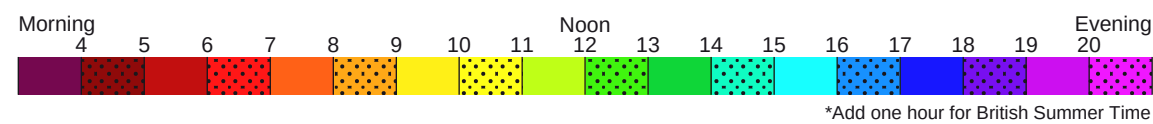
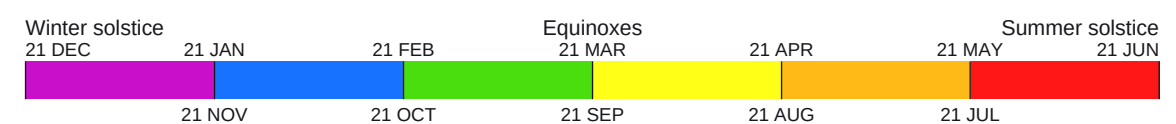


Fig. 25: Solar Glare - MONTHS - 180 degrees view



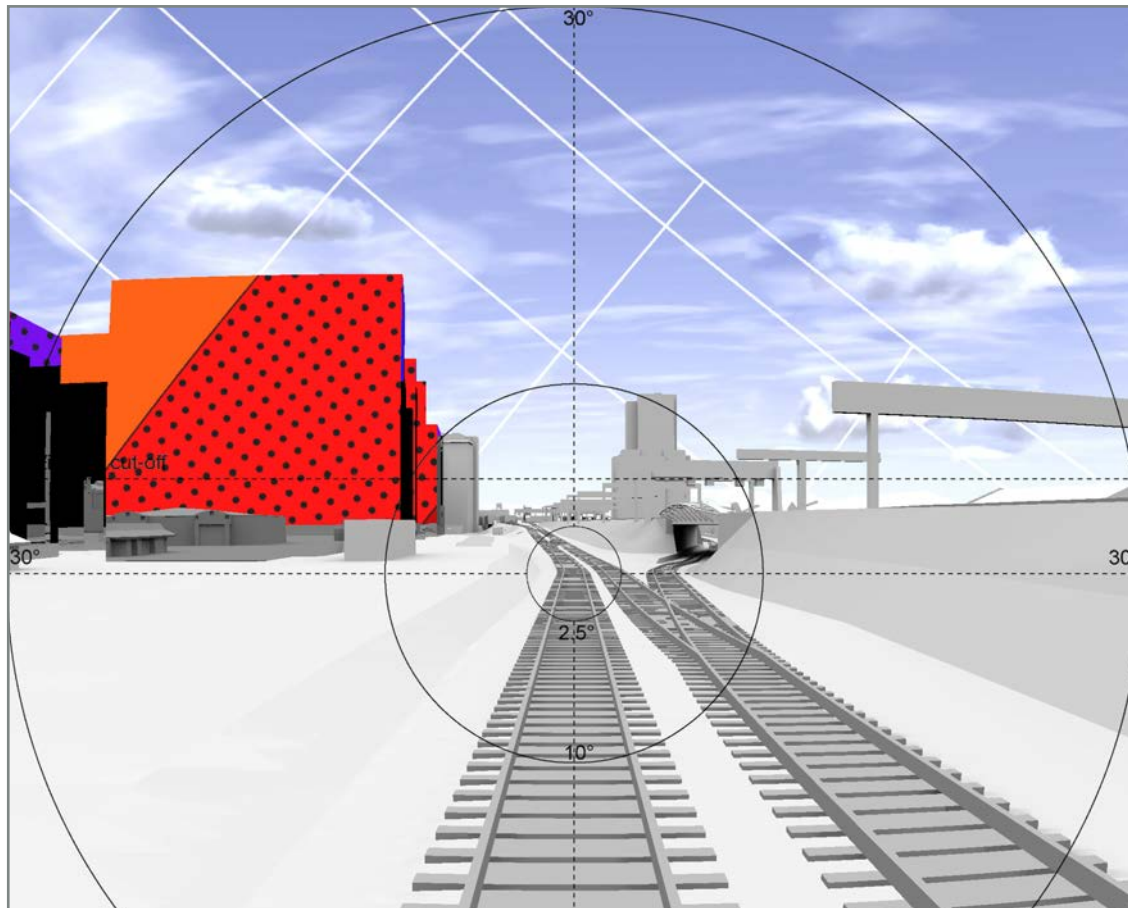


Fig. 26: Solar Glare - HOURS - Close-up

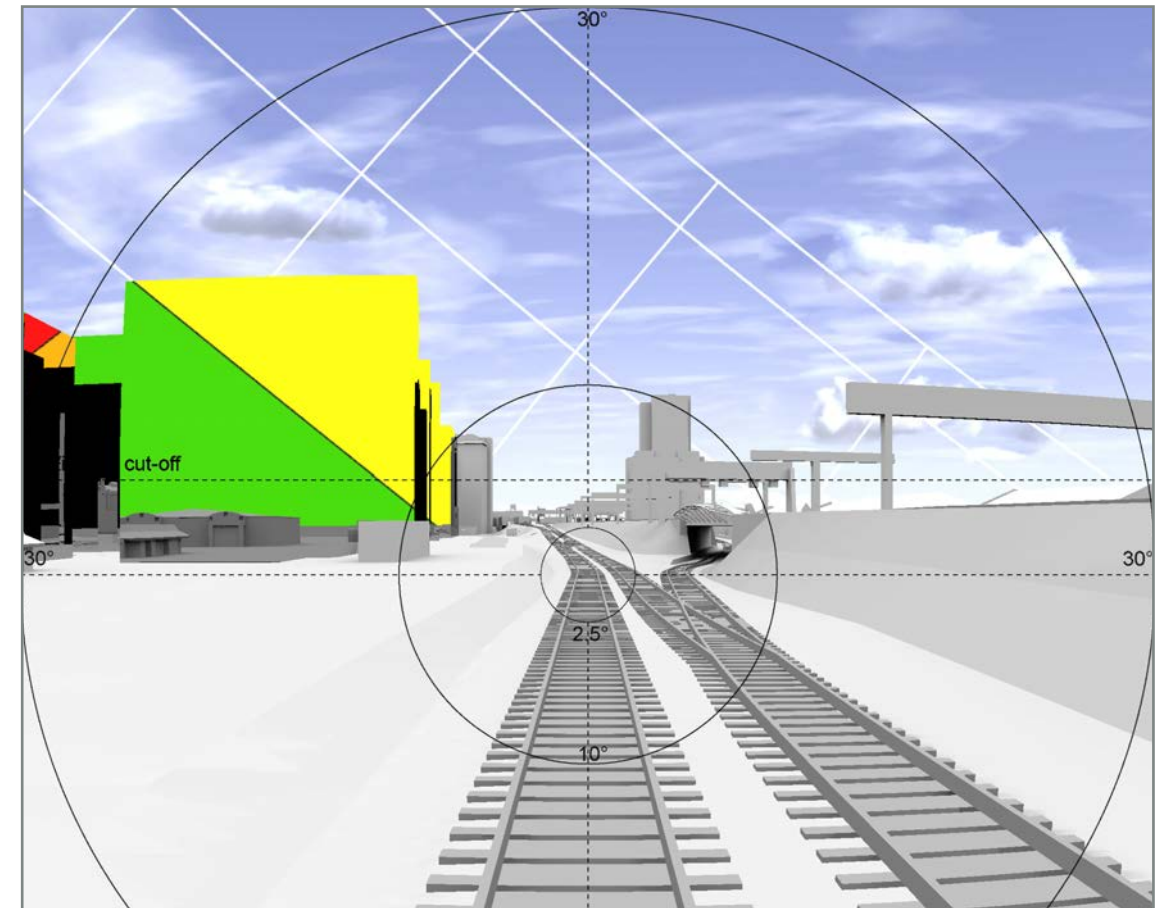


Fig. 27: Solar Glare - MONTHS - Close-up

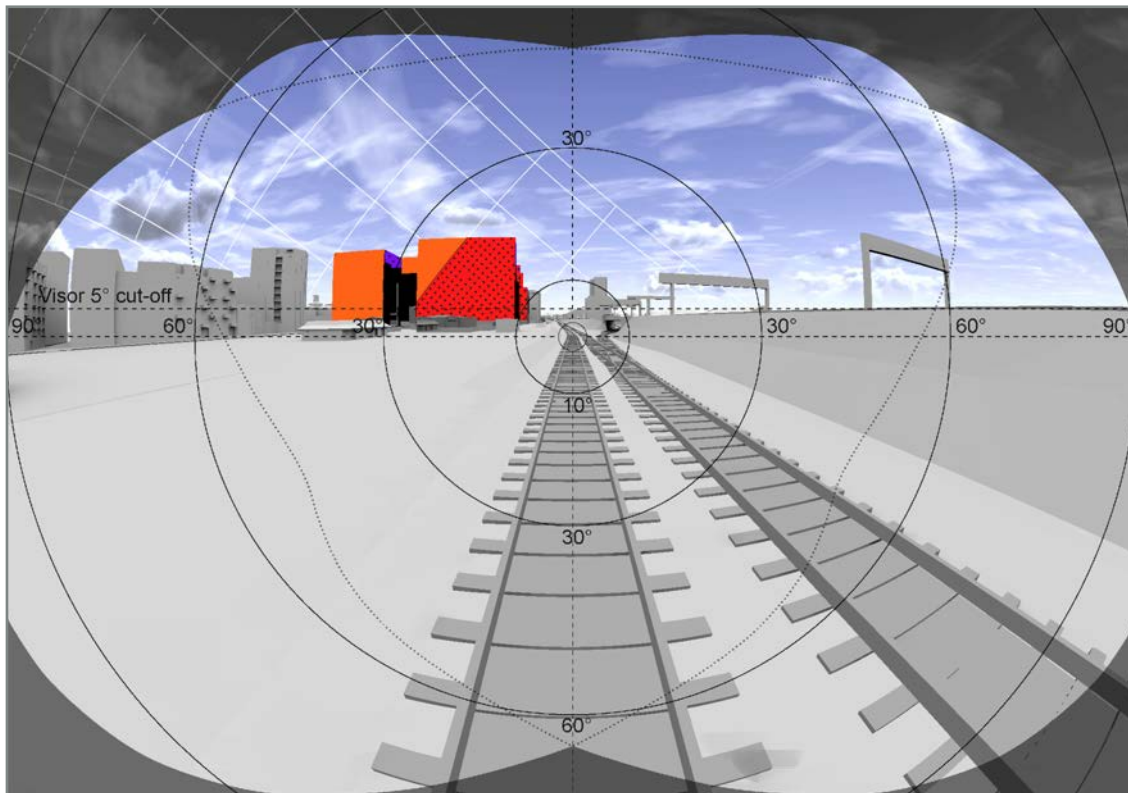


Fig. 28: Solar Glare - HOURS - 180 degrees view

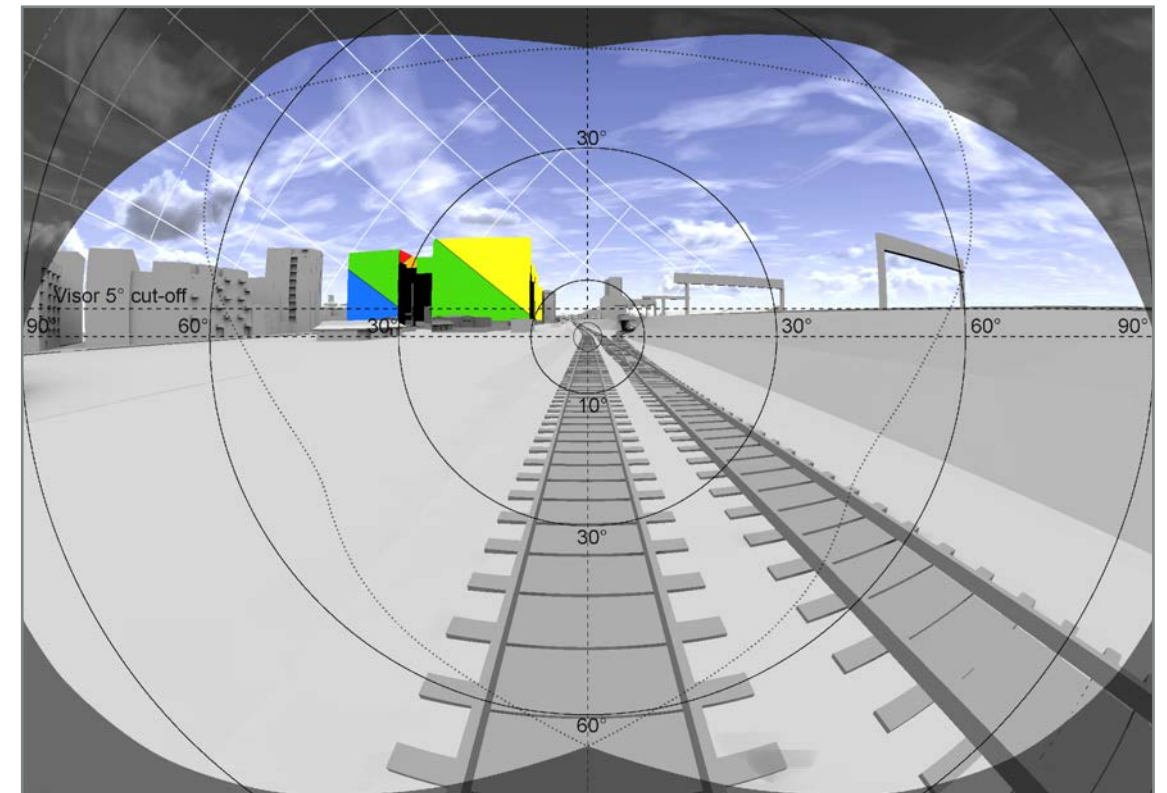
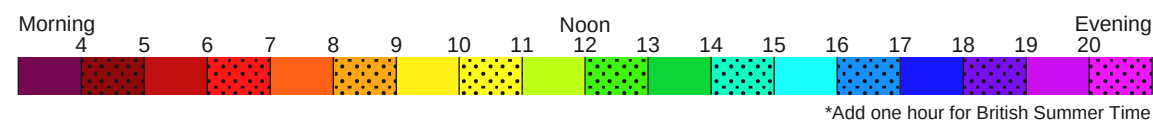
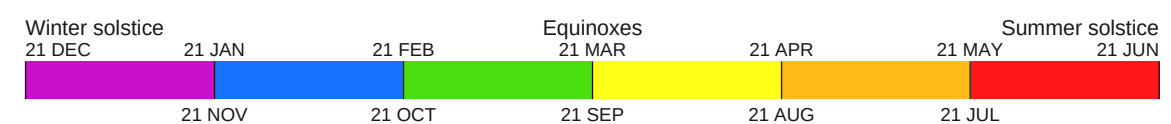


Fig. 29: Solar Glare - MONTHS - 180 degrees view



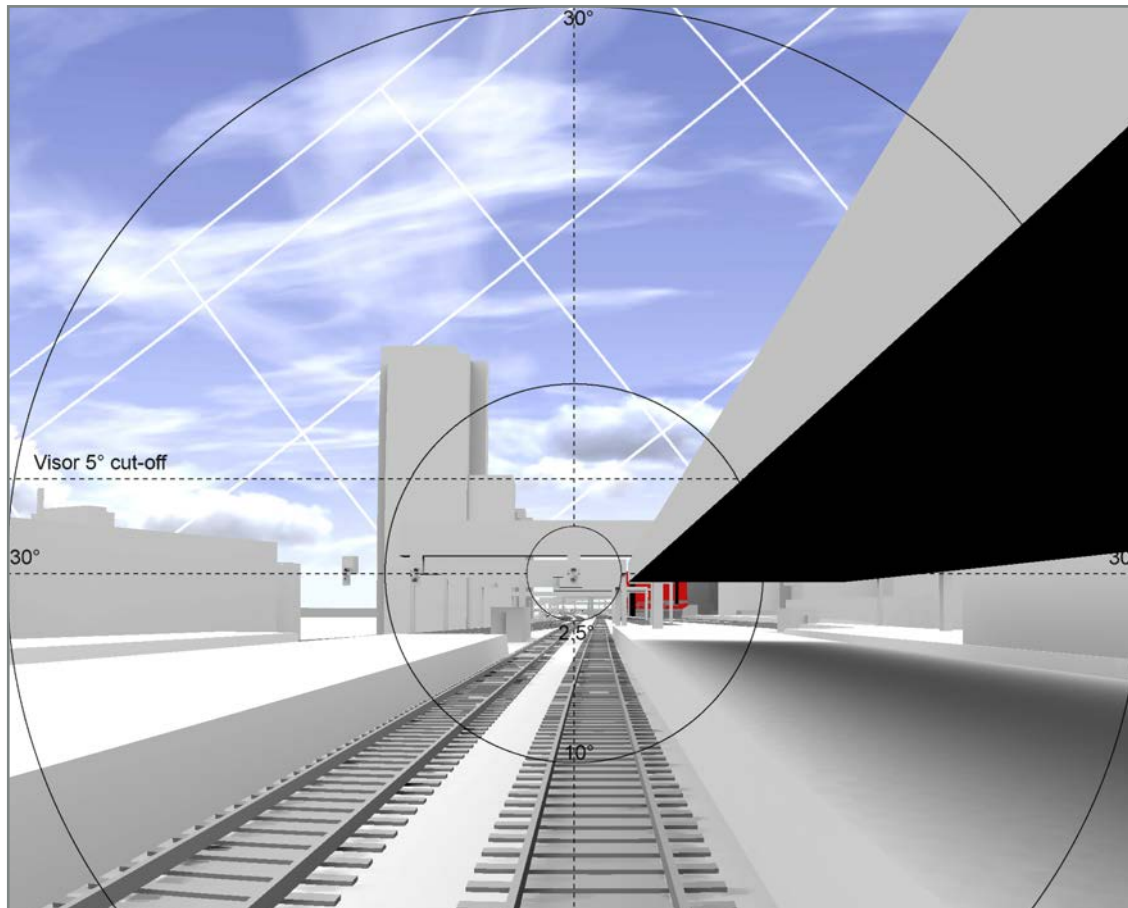


Fig. 30: Solar Glare - HOURS - Close-up

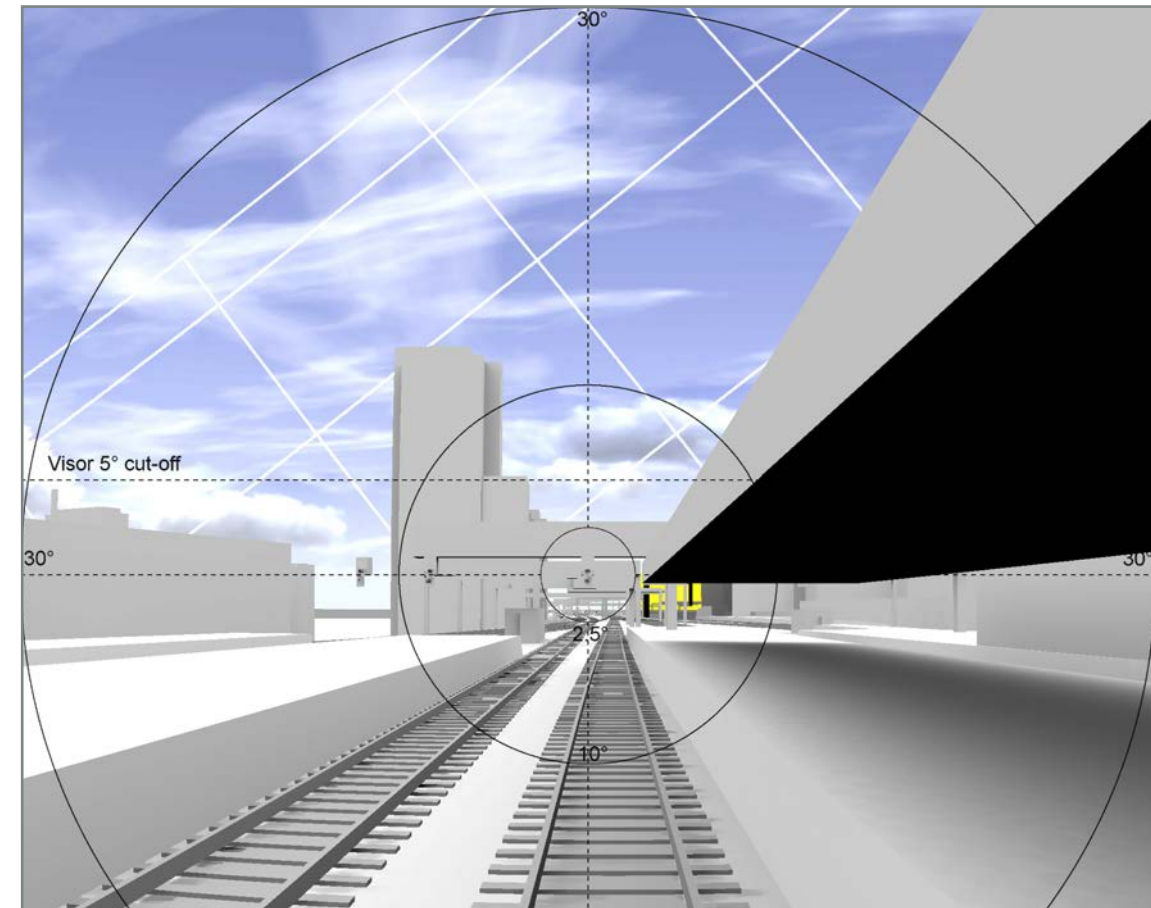


Fig. 31: Solar Glare - MONTHS - Close-up

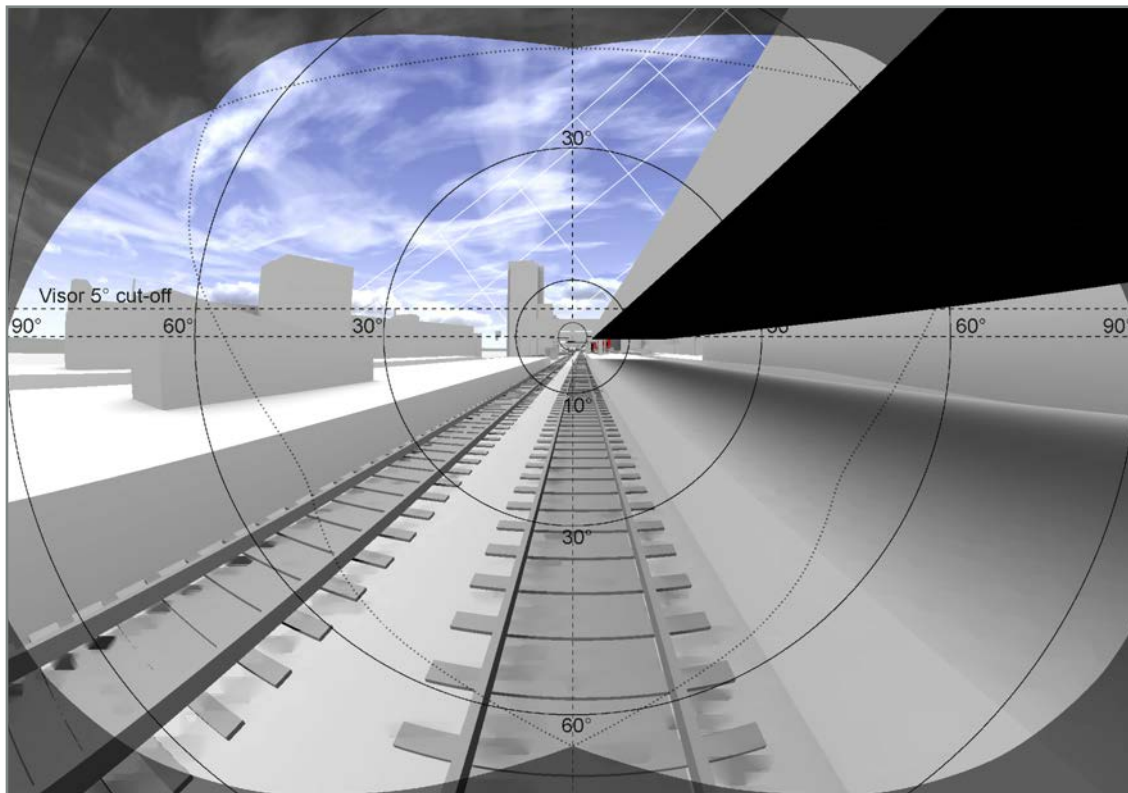


Fig. 32: Solar Glare - HOURS - 180 degrees view

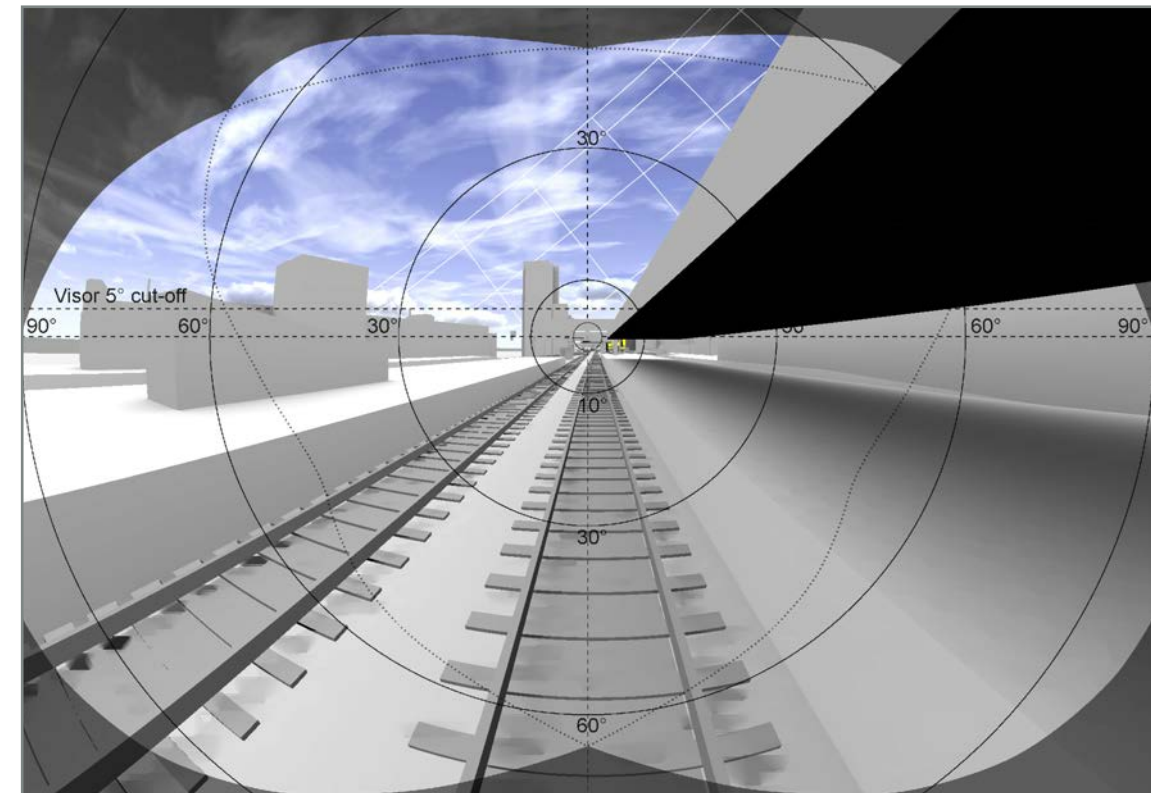
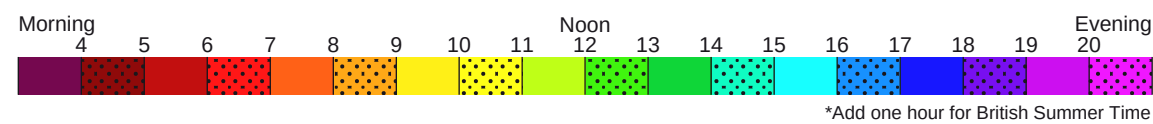
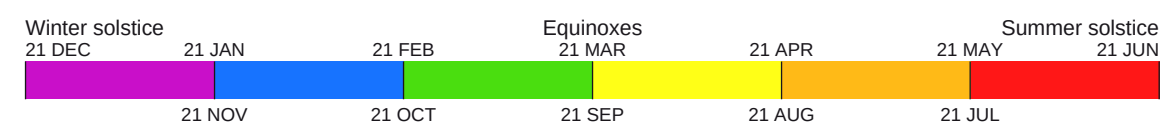


Fig. 33: Solar Glare - MONTHS - 180 degrees view



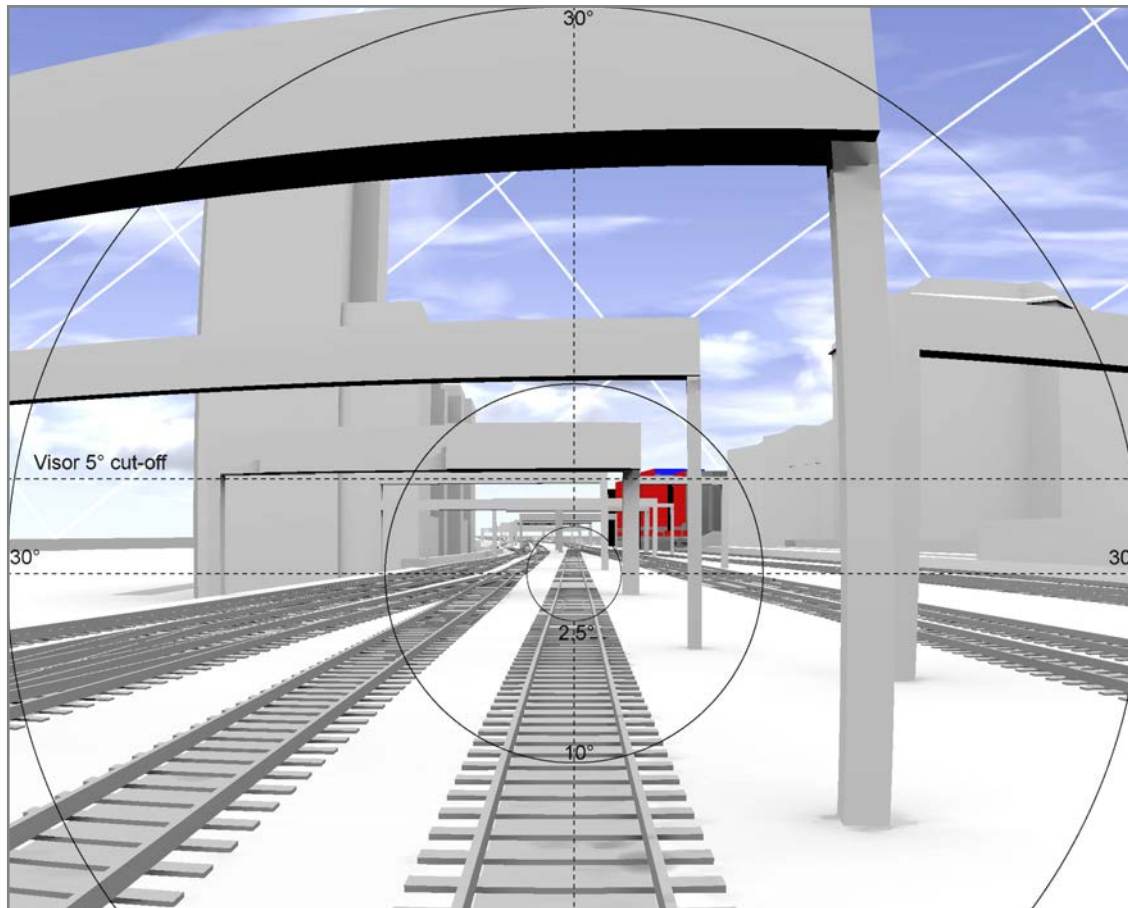


Fig. 34: Solar Glare - HOURS - Close-up

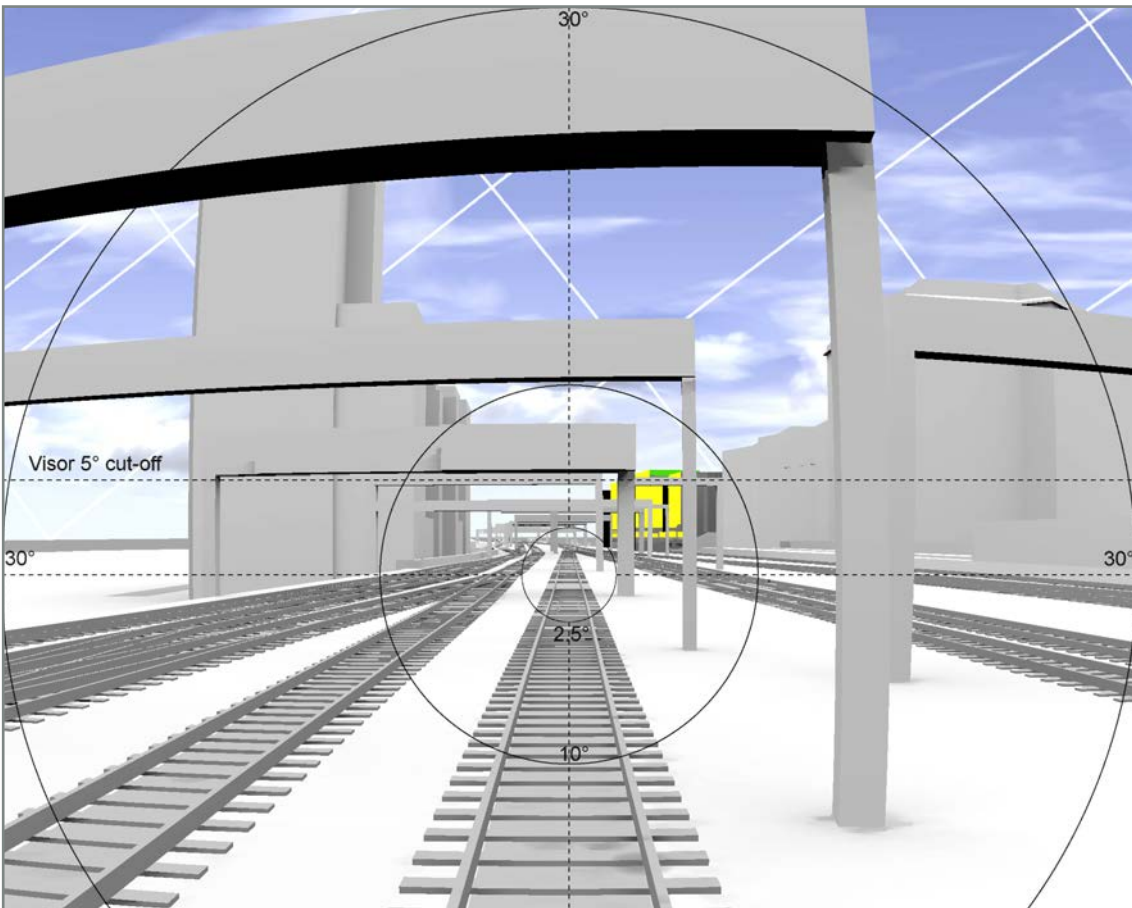


Fig. 35: Solar Glare - MONTHS - Close-up

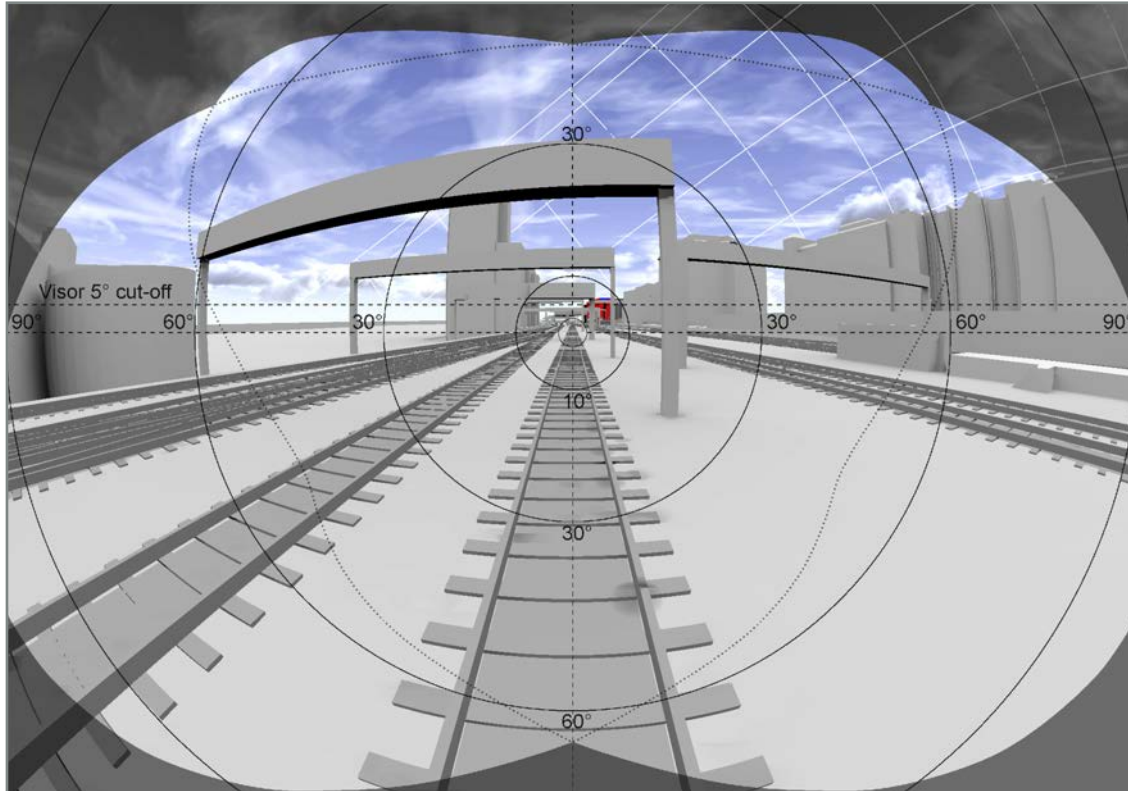


Fig. 36: Solar Glare - HOURS - 180 degrees view

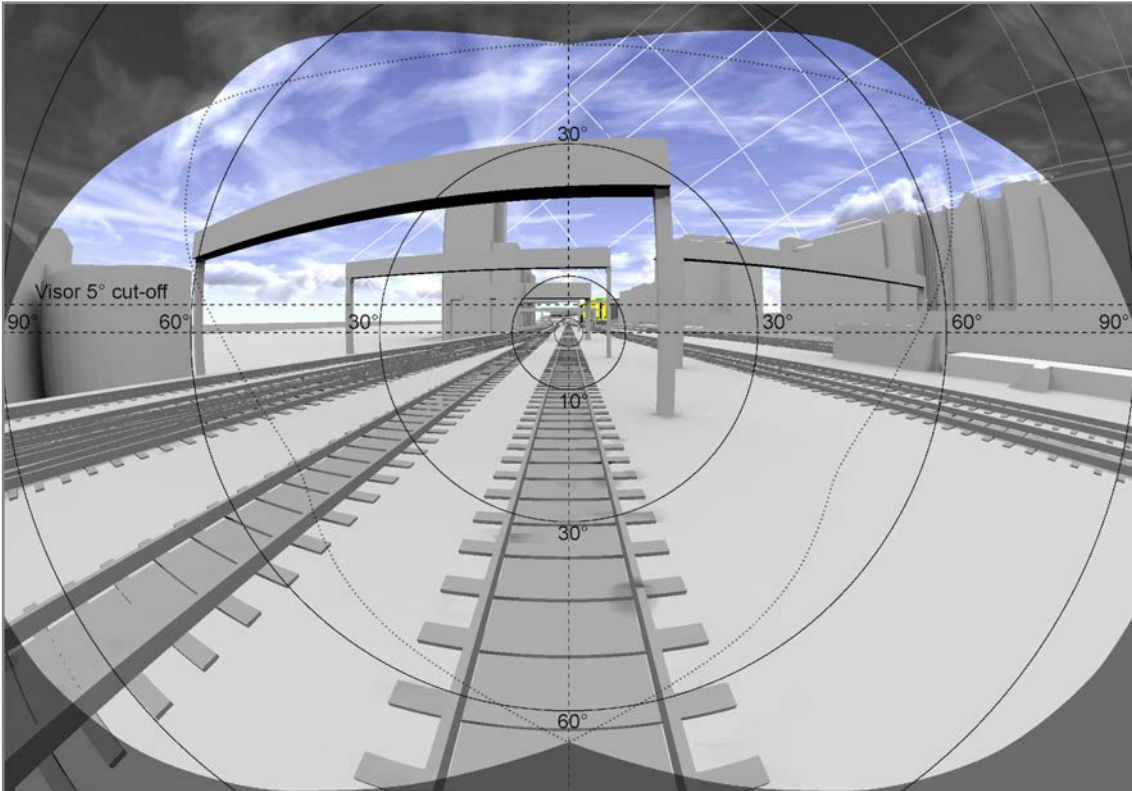
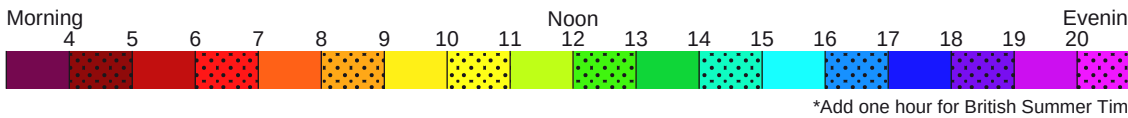


Fig. 37: Solar Glare - MONTHS - 180 degrees view

