

DAYLIGHT, SUNLIGHT, OVERSHADOWING, LIGHT POLLUTION AND SOLAR GLARE – NO. 1

READING SCREENING REQUEST

1.1 Key Issues

- 1.1.1 The Proposed Development would bring about a significant change to the massing of the Site. This could potentially result in changes to the availability of daylight and sunlight received within surrounding residential buildings.

1.2 The Site

- 1.2.2 The proposed development site is located at 29-35 Station Road, Reading. In its current form, it includes a six-storey building to which is both vacant and derelict . This building is considered low density when compared to its immediate context.
- 1.2.3 The site is located within the Station Cluster tall buildings zone and the currently adopted Strategy for the central Area.

1.3 Potential Effects

- 1.3.4 The following likely significant effects with respect to daylight and sunlight have been identified:-

- temporary changes to daylight and sunlight during the demolition and construction works;
- changes to the duration and quality of daylight and sunlight experienced by surrounding sensitive receptors on completion of the Proposed Development.

- 1.3.5 Whilst it is acknowledged that the Proposed Development is likely to have a localised impact/effect , these are not considered to lead to ‘significant environmental effects’ when considering the criteria laid down in Schedule 3 of the 2017 Regulations. Furthermore, the daylight and sunlight effects are likely to be limited to a small number of surrounding properties and the development site is not understood to be located within a ‘sensitive area’.

1.4 Approach and Methodology

- 1.4.6 A daylight and sunlight assessment of the Proposed Development will be undertaken with respect to the aforementioned microclimatic issues. There are two buildings within close proximity of the development site that will require consideration from a daylight and sunlight perspective, being Icon House and Garrard House. The provision of results for these two properties will be fully captured within a stand-alone report that accompanies the planning application rather than a full ES Chapter.
- 1.4.7 In the first instance, the assessment of daylight and sunlight will be based upon the Building Research Establishments (BRE) Site Layout Planning for Daylight and Sunlight; A Guide to Good Practice 2011 and BS8206-2:2008 and the British Standard, BS8206 part II, "Lighting for Buildings".
- 1.4.8 To better establish the retained daylight position within key neighbouring properties, a separate radiance-based analysis (the second assessment) will also be undertaken. The radiance study will use ray tracing techniques to identify the quantity of light passing through a specific point in a specific direction.
- 1.4.9 Using this more sophisticated method of assessment, it is expected that any recorded light alterations would not be classified as material in nature and would not change the way the rooms are currently being used and enjoyed.
- 1.4.10 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 will be considered within the baseline scenario for the technical assessment.
- 1.4.11 Sun hours on the ground and transient overshadowing assessments will not be undertaken as there are no surrounding areas of amenity space or within the Proposed Development that are likely to be affected by the construction of the Proposed Development.
- 1.4.12 With regard to the potential solar glare effects of the Proposed Development, it is unlikely that the scheme will be highly glazed. For this reason, no solar glare effects are considered likely and great attention will be taken throughout the design process to ensure that the design evolves in way that will minimise or prevent any potential solar glare effects.

In the event that a light pollution study is required, this can be dealt with as part of the comprehensive stand-alone report rather than as part of a full ES Chapter.

1.5 Cumulative Effects

1.5.13 It is noted that Reading City Centre is an area that has been earmarked for significant future development. Therefore, the technical assessment will consider any potential cumulative impacts caused by these neighbouring schemes.

1.5.14 At the date of this letter, the following consented schemes have been identified as forming part of the baseline context for the Proposed Development:

- Station Hill
- BMW Cooper (Planning reference 162166)
- Phase 2 Chatham Place (Planning reference 12093)
- Kings Point, Kings Road (Planning reference 162087)
- Former Royal Mail Sorting Office (EIA Screening submitted to RBC)
- Kenavon Drive (Planning Reference 170509)
- Wickes site (Planning reference 190326)