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DAYLIGHT & SUNLIGHT REPORT

King's Meadow View
Forbury Road, Reading, RG1 3JD

Our Ref: 4142

13 January 2026

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Appendix 3 - Results of the sunlight amenity assessments

Report details

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2 Introduction

- 2.1.1 eb7 have been instructed to assess the amenity within the proposed King's Meadow View development Forbury Road, Reading, RG1 3JD. This report considers the potential for daylight and sunlight to the proposed accommodation by way of a VSC façade assessment and overshadowing to the proposed amenity spaces. This report supplements the Daylight and Sunlight Chapter of the Environmental Statement (ES) which considers the environmental effects upon existing receptors which neighbour the proposals. These assessments consider the latest Squire & Partners outline scheme proposals dated August 2025.
- 2.1.2 An outline planning application ref. 230822 was submitted on 8th June 2023 and confirmed as valid on 14th September 2023. Consultation comments were received and reviewed including requests for conditions as well as comments that request amendments to the application. The key amendments are as follows:
- Reduction in maximum building heights adjacent to the railway and facing Kings Meadow
 - Improved variation in heights of the blocks
 - Reduction of block footprints, reorientation of the spaces within the development and increased sense enclosure
 - Reduction in the size of the basement car park and therefore removal of the podium to the east allowing seamless integration of the site with surrounding areas
 - Reduction in commercial floorspace
- 2.1.3 The methodology and criteria used for these assessments is provided by Building Research Establishment's (BRE) guidance 'Site layout planning for daylight and sunlight: A guide to good practice' (BRE 209 2nd edition, 2022).
- 2.1.4 In order to carry out our study we have updated the 3D computer model (Test Environment) of the existing site, the key surrounding properties and the proposed iterative scheme.
- 2.1.5 As the proposed development includes residential accommodation, the potential daylight and sunlight levels to rooms within the proposals has been considered by way of a VSC façade assessment. This has been based on the outline scheme which will be updated to form part of a future Reserved Matters submission in line with the design code principles set by the application. This reserved matter application will consider daylight and sunlight to the proposed units in detail. In addition to this overshadowing to the proposed amenity spaces provided by the scheme has been assessed.
- 2.1.6 The numerical criteria suggested within the BRE guidelines has been applied to each of the assessments mentioned above. It is important to note that these guidelines

are not a rigid set of rules but are advisory and need to be applied flexibly according to the specific context of a site.

3 Guidance

3.1 Daylight & sunlight for planning

'Site layout planning for daylight and sunlight: A guide to good practice', BRE 2022

- 3.1.1 The Building Research Establishment (BRE) Report 209, '*Site layout planning for daylight and sunlight: A guide to good practice*', is the reference document used by most local authorities for assessing daylight and sunlight in relation to new developments. Commonly referred to as 'the BRE guidelines', it provides various testing methodologies to calculate the potential light levels received by neighbours of a development site and provided within a proposed new development.
- 3.1.2 The guidance given within the BRE document makes direct reference to the British Standard BS EN17037 (2018) and the CIBSE (Chartered Institute of Building Services Engineers) guide LG10: Daylighting – a guide for designers (2014). It is intended to be used in conjunction with these documents, which provide guidance on the assessment of daylight and sunlight within new buildings.
- 3.1.3 The 2022 update to the BRE guidance was published on 9th June 2022. The assessment methodologies and target metrics in respect of the impacts to neighbouring properties remain broadly unchanged from the earlier guidance save for some areas of clarification. The primary change relates to the assessment of internal daylight and sunlight amenity within the proposed habitable accommodation. The new guidance reflects the British Standard BS EN17037, published in 2018, which was based on the relevant European Standard but included a 'National Annex' clarifying the proposed application of the new internal guidance within the UK.

Sunlight to gardens and outdoor spaces

- 3.1.1 The impact to overshadowing and the provision of sunlight to open spaces is assessed using the Sunlight Amenity test. This looks at the proportion of an amenity area that receives at least 2 hours of sun on the 21st of March in the present condition and compares this with the proportion of the area that receives at least 2 hours of sun on the 21st of March with the proposal in place.
- 3.1.2 For an amenity space within a proposal to be considered well sunlit throughout the year, the BRE guide suggests that at least 50% of the space should enjoy at least 2 hours of direct sunlight on March 21st.
- 3.1.3 Where tall buildings are proposed and might affect surrounding amenity space, the BRE guide notes that "*it is often illustrative to plot a shadow plan showing the location of shadows at different times of day and year*". Sometimes referred to as 'transient overshadowing'. It suggests shadow plots are undertaken at key times during the year to depict the sun's travel through the sky. Generally, this will include 21st March,

June and December, which are the equinox (mid-point) and summer and winter solstices.

- 3.1.4 No numerical criteria are provided for transient overshadowing and therefore, professional judgement must be applied in determining the effects arising from new development. This is generally done by a comparative commentary describing differences between the pre-existing and proposed shadow paths. The guide also acknowledges that, when assessing shadow plots, *"it must be borne in mind that nearly all structures will create areas of shadow, and some degree of transient overshadowing is to be expected."*

VSC Façade Study

- 3.1.5 At the very early stages in design, room layouts and window locations may be undecided. In this situation, one approach is to calculate the VSC at a series of points on each main face of the building 1.6 m above the ground (or lowest storey base) and no more than 5 m apart. Where the VSC is found to change rapidly along a façade it is worthwhile, if possible, to site windows where most daylight is available.
- 3.1.6 This situation often occurs at the internal corners of courtyards or L-shaped blocks. If windows are sited close to these corners they will result in poor levels of daylight as well as potential lack of privacy.
- 3.1.7 Living rooms and kitchens need more daylight than bedrooms, so where there is a choice it is best to site the living room or kitchen away from obstructions. Dual-storey maisonette-type apartments may be planned with the main living rooms on the upper storey and the bedrooms on the lower floor for this reason. Areas without a special requirement for daylight, like bathrooms, stairwells, garages, and storage areas, can occupy the most obstructed areas such as internal corners of buildings. In mixed use developments commercial uses may occupy the less well daylighted areas, allowing residential parts to have better access to light.

4 Application of the guidance

4.1 Scope of assessment

4.2 Application of the numerical criteria

4.2.1 The opening paragraphs of the BRE guidelines state:

"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 height and proportions of existing buildings".

4.2.2 It is therefore very important to apply the BRE guidance sensibly and flexibly, with careful consideration of the specific site context. Its numerical targets theoretically apply to any built environment, from city centres to rural villages. However, in more tightly constrained environments, achieving the default BRE targets can be very challenging and conflict with other beneficial factors of site layout design.

4.2.3 With the above in mind it may be appropriate to adopt lower target values more appropriate to the location concerned. This is acknowledged in the BRE guidance at paragraph 2.2.3 (page 7):

"Note that numerical values given here are purely advisory. Different criteria maybe used, based on the requirements for daylighting in an area viewed against other site layout constraints.

5 Planning Policy

- 5.1.1 We have considered local, regional and national planning policy relating to daylight and sunlight. In general terms, planning policy advises that new development will only be permitted where it is shown not to cause unacceptable loss of daylight or sunlight amenity to neighbouring properties.
- 5.1.2 The need to protect amenity of neighbours is echoed within recent publications from the Secretary of State for Housing, Communities and Local Government. This NPPF stresses that current guidance needs to be used flexibly where developments are located in urban areas and intend to achieve higher densities. More specifically the nationally applicable criteria given within the BRE guidance needs to be applied in consideration of the development's context.

5.2 Reading Borough Council

Reading Borough Local Plan – Reading Local Authority (November 2019)

- 5.2.1 This flexibility in approach is also reflected in the Reading Local Plan which states the following:

- 5.2.2 Section 4.1.36

'One of the key concerns of planning is to ensure that new development does not reduce the quality of the environment for others, particularly where it would affect residential properties. At the same time, ensuring that new development creates a quality living environment for future residents is also critical. The policy aims to ensure that existing and additional residential properties provide an acceptable living environment, which is a key element of a high quality of life. It is applicable to any type of development.'

CC8: SAFEGUARDING AMENITY

Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of....

- *Access to sunlight and daylight;*

- 5.2.3 Section 4.1.40

'Amenity levels for new residential development may also be considered. For instance, layouts should avoid locating living rooms, bathrooms and kitchens next to, above, or below proposed and neighbouring bedrooms unless effects can be adequately mitigated through design. Another example is that 'dual aspect' units will help to increase access to light.'

- 5.2.4 Section 5.3.47 & 5.3.49

"In terms of effects of developments, the Building Research Establishment (BRE) has guidelines on assessing daylight and sunlight effects of development, which the council will apply flexibly given the high density of the central area."

5.3 The National Planning Policy Framework - Department for Housing, Communities and Local Government (July 2021)

- 5.3.1 The latest version of the National Planning Policy Framework was issued in July 2021. The document sets out planning policies for England and how these are expected to be applied. In respect of daylight and sunlight it stresses the need to make optimal use of sites and to take a flexible approach to daylight and sunlight guidance. Para 125 States: -

11. Making effective use of land

Achieving appropriate densities

"125. Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site. In these circumstances:

c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

6 Sources of Information & Assumptions

- 6.1.1 A measured survey has been used to create a 3D computer model of the proposed development in the context of the existing site and surrounding buildings.
- 6.1.2 Where survey or planning information was unavailable, the position of the neighbouring property elevations has been estimated based upon brick counts from site photographs.
- 6.1.3 The full list of sources of information used in this assessment is as follows: -

6.2 Squire & Partners

3D model of the proposed development

All models.dwg

18111-SQP-01-ZZ-M3-A-00001.rvt

18111-SQP-02-ZZ-M3-A-00002.rvt

18111-SQP-03-ZZ-M3-A-00003.rvt

18111-SQP-04-ZZ-M3-A-00004.rvt

18111-SQP-05-ZZ-M3-A-00005_Op 2.rvt

18111-SQP-06-ZZ-M3-A-00006_Op 2.rvt

18111-SQP-07-ZZ-M3-A-00007_Op 2.rvt

18111-SQP-10-ZZ-M3-A-00010.rvt

18111-SQP-12-ZZ-M3-A-00012_V3.rvt

18111-SQP-LG-ZZ-M3-A-00011.rvt

Received 21/08/2025

6.3 Cloud 10 Ltd

Measured Survey Information

0659 Forbury Retail Park Reading 13-09-21.dwg

Received 13/09/2021

7 The Site and Proposal

7.1.1 The planning application ref. 230822 was submitted on 8th June 2023 and confirmed as valid on 14th September 2023. Consultation comments have been received and reviewed including requests for conditions as well as comments that request amendments to the application.

7.1.2 A number of meetings have also been held with the case officer in relation to the design of the outline scheme. As a result of responding to the consultation comments and discussion with Reading Borough Council a design review has been undertaken by the project team. This has led to a number of key changes which can be summarised as follows:

- Reduction in maximum building heights adjacent to the railway and facing Kings Meadow
- Improved variation in heights of the blocks
- Reduction of block footprints, reorientation of the spaces within the development and increased sense enclosure
- Reduction in the size of the basement car park and therefore removal of the podium to the east allowing seamless integration of the site with surrounding areas
- Reduction in commercial floorspace

7.1.3 The amended description of development is as follows

"Outline application with all matters reserved with the exception of access, for site redevelopment involving the demolition of all existing structures & a residential-led mixed use proposal for up to 700 residential units (Class C3) & up to 3,000 sqm (GEA) of commercial uses (Class E), together with various associated works including replacement pedestrian and vehicle access routes, open spaces, hard & soft landscaping & sewer works, partial basement excavation, up to 130 basement level car parking spaces, up to 53 separate car parking spaces for Class E uses, up to 600 cycle parking spaces & servicing facilities. This application is accompanied by an Environmental Statement"

7.1.4 The Application continues to seek to establish the principle of use, amount and scale, appearance, layout and landscaping of the development. All matters, except for access, are reserved for future consideration. This includes the layouts of the proposed accommodation which will be considered in detail as part of the reserved matters application.

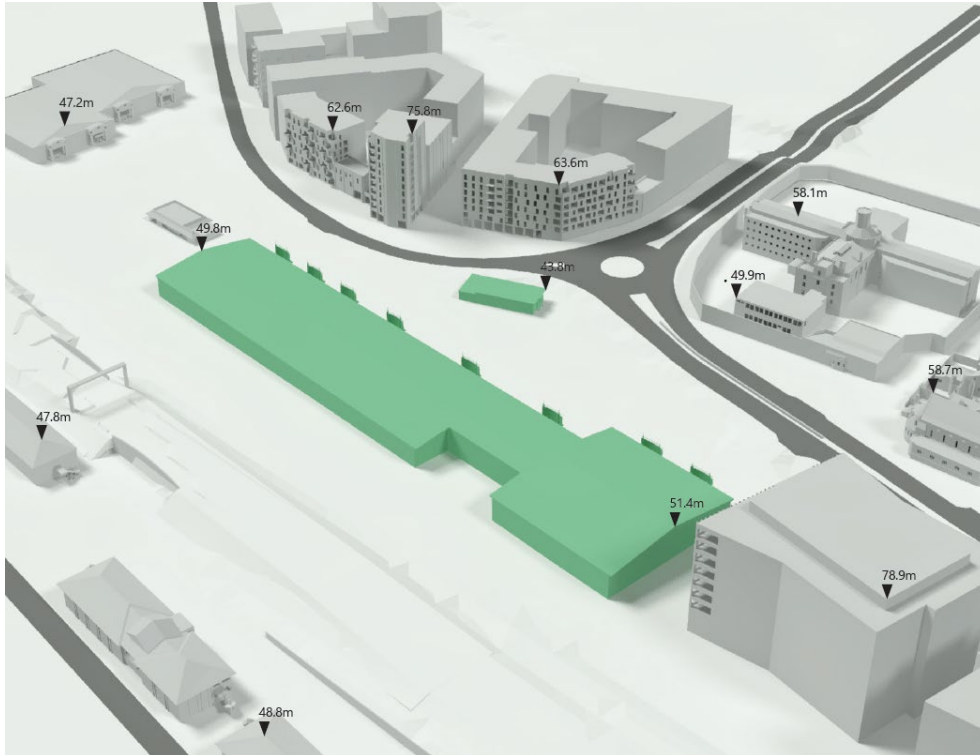


Image 1 - Isometric view of the existing site and context

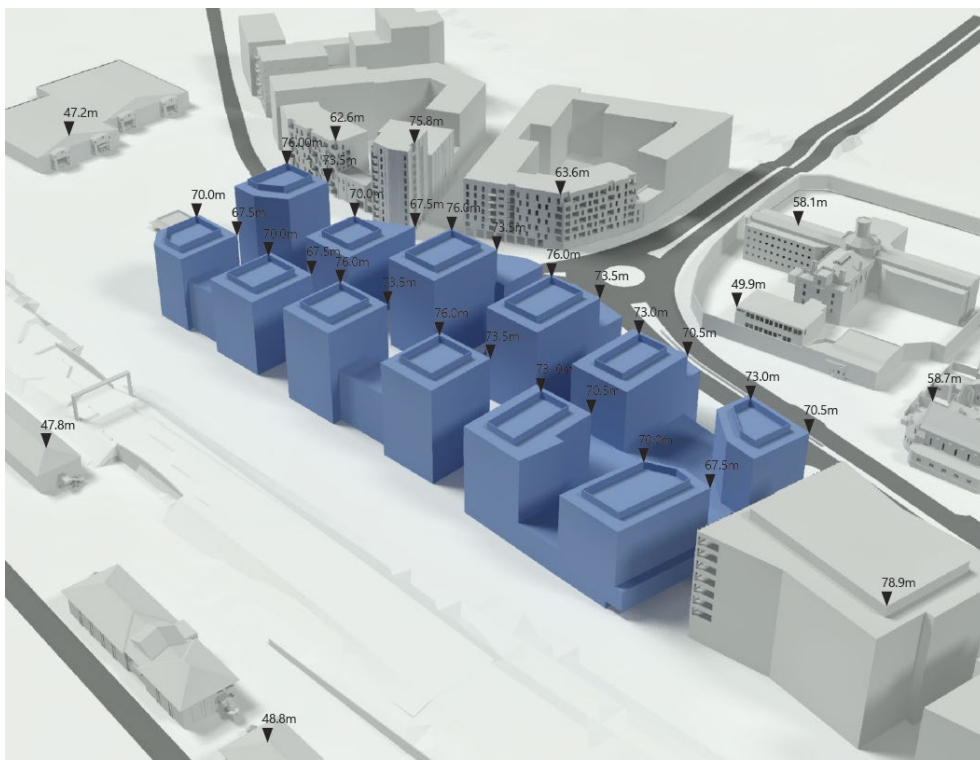


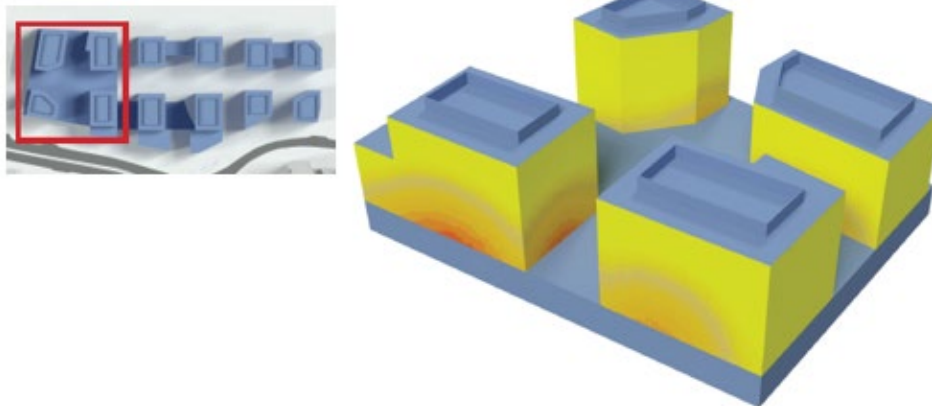
Image 2 - Isometric view of the outline scheme and context

8 Assessment results

8.1 Internal Façade Analysis – Outline Blocks

- 8.1.1 As the proposed application is for an outline scheme, the detailed design of these blocks is not yet fixed in terms of façade detail and internal room configurations. We have therefore undertaken a façade analysis to demonstrate the daylight potential for the future proposed accommodation at the outline areas of the scheme.
- 8.1.2 This façade study considers the VSC at points along the outline facades to understand the potential sky visibility in areas where the scheme windows and rooms are yet to be defined. This helps to ensure that good levels of amenity will be enjoyed within the proposed accommodation.
- 8.1.3 We have included testing of all courtyard and outward facing elevations to present a more informative interpretation of the form of development that may come forward having consideration for both internal daylight potential and sunlight amenity / overshadowing to the courtyards. The results of our VSC façade analysis are illustrated in the appendix.
- 8.1.4 The results of our preliminary VSC façade analysis for the outline scheme show that the vast majority of elevations will enjoy high levels of daylight availability in excess of 27% - shaded yellow in the diagrams. This is particularly the case for all of the outward facing elevations save for the lowest part of the western edge of the site which neighbours Kings Meadow House.
- 8.1.5 The areas shown in blue in the VSC façade assessment are non-habitable spaces which will be assigned commercial use or form part of the development infrastructure. Accordingly, these spaces have been excluded from the analysis.
- 8.1.6 Whilst isolated areas of the internal courtyards are somewhat more constrained, these are limited to small areas within the corners of courtyards and are typical for such courtyard development (shaded red). Notwithstanding this, the VSC levels in these locations are between c.13%-20% such that they are appropriate for an urban location and will not pose significant constraints in terms of achieving good internal amenity levels during detailed design.
- 8.1.7 Where VSC levels fall below 13%-15% in the corners or set-backs of courtyards, it is typical for circulation space and less sensitive uses to be placed here in order to mitigate these constraints through design.

B1 - North Eastern View



B1 - North Western View

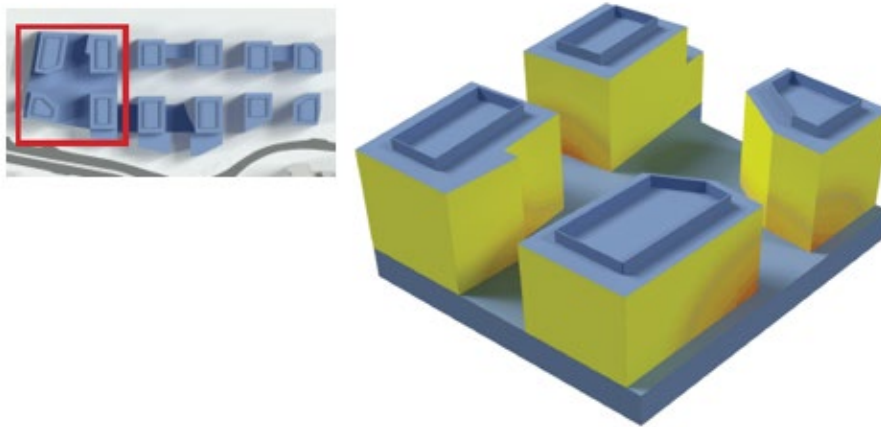
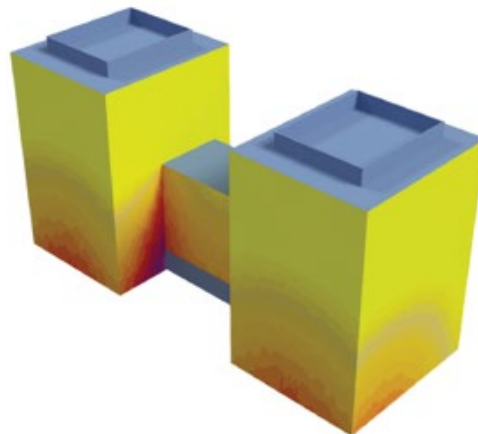
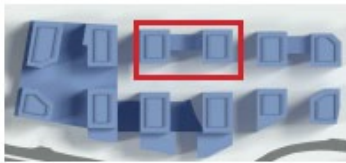


Image 3 - Block B1 VSC façade study, northern views

- 8.1.8 The lowest floors of Blocks B1/2 have been designated as non residential and therefore removed the assessment. The vast majority of the facades of these blocks, both inwards and outward facing will achieve high levels of VSC 27% and above. Crucially the blocks at the western edge have been set back from the site boundary to respond to the proximity of the neighbouring building on the western boundary thus maintaining good levels of VSC.

B2 - South Eastern View



B2 - South Western View

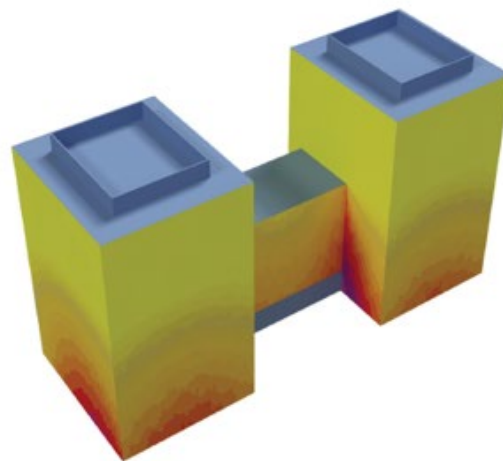
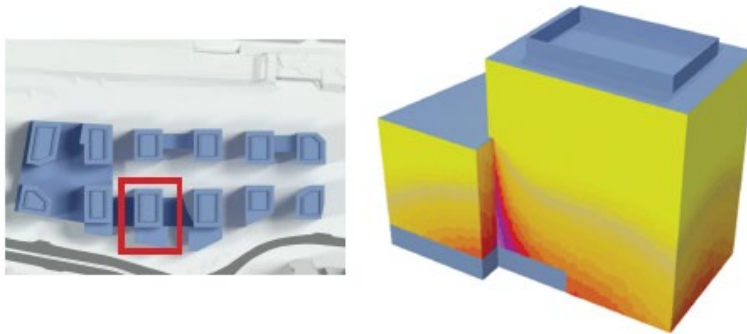


Image 4 - Block B2 VSC façade study, southern views

- 8.1.9 The images above of Block B2 are shown from the southern view 'into' the site and show the elevations which are perhaps most constrained facing south and west. Areas of these facades do fall to c. 13% VSC although these are primarily at the lowest floors and located in the corners facing towards the courtyards. As outlined above such site constraints are very common and it is typical for either non-primary rooms such as bedrooms or circulation to be placed in these more constrained locations.

B4 - North Eastern View



B4 - North Western View

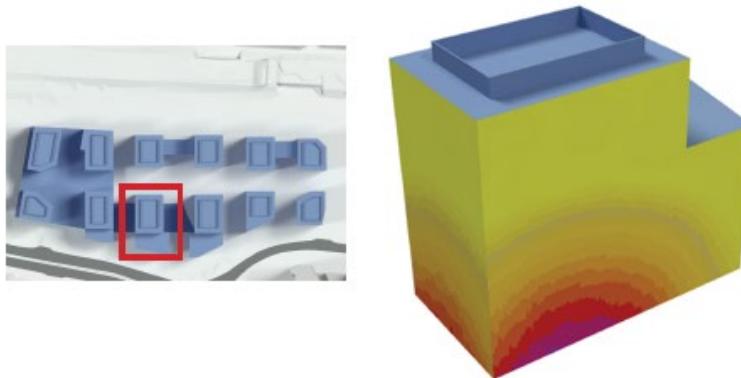
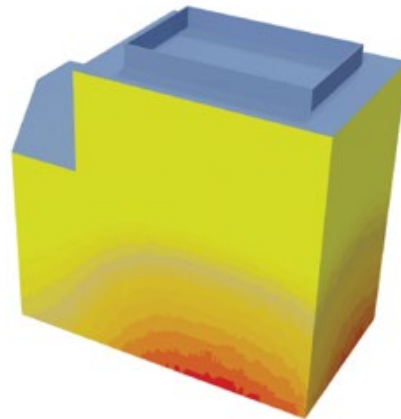
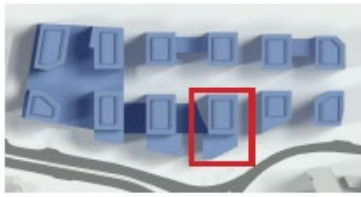


Image 5 - Block B4 VSC façade study, northern views

- 8.1.10 Block B4, shown from a northeastern and northwestern view above, shows a similar constraint although the extent of the façade which falls to c.13% VSC is localised to only one area of the lowest few floors facing towards the podium blocks. Again, whilst this does indicate something of a pinch point the overall daylight level achieved by both this façade and the one opposite remain very high despite its location in the centre of the site.

B5 - North Eastern View



B5 - North Western View

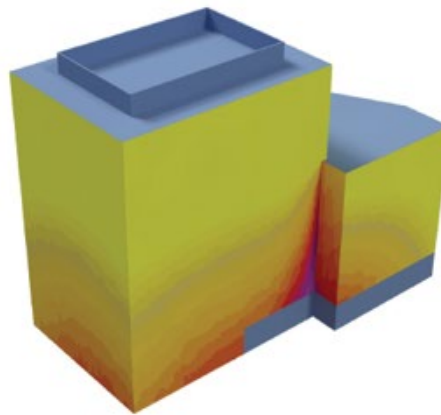
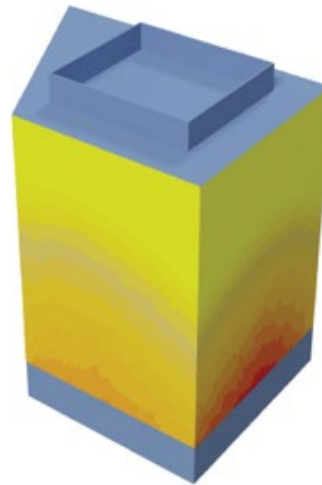


Image 6 - Block B5 VSC façade study, northern views

- 8.1.11 The southern elevations of Block B5 will benefit from a broadly unobstructed southerly outlook such that VSC levels along this façade will be high and in excess of 27%. The northern views shown here illustrate potential VSC levels of the inward facing elevations towards Block B4 and B7.
- 8.1.12 Where shifts do occur the achievable VSC levels still remain broadly at 17% and only falling lower than this in the corners of the courtyard and very lowest floors. Again, such site constraints are very common particularly with linear block development.

B6 - North Eastern View



B6 - North Western View

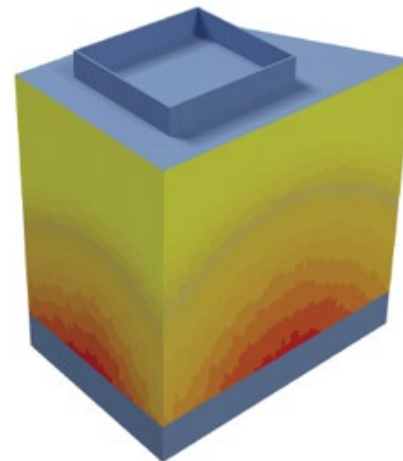
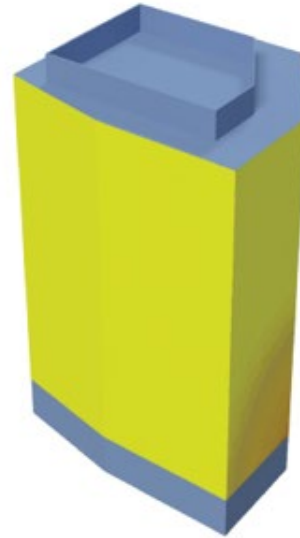


Image 7 - Block B6 VSC façade study, northern views

- 8.1.13 The VSC façade analysis for Blocks B6 indicates that the upper portions of the façades receive very good levels of natural light, indicating clear sky exposure and minimal overshadowing from the nearby structures. The transition from yellow to orange and red towards the lower levels reflects a reduction in daylight availability, due to proximity of B5 limiting sky visibility along that façade.
- 8.1.14 This gradient pattern is typical in denser urban environments but overall, the results demonstrate that the buildings achieve acceptable daylight conditions particularly with the southern façade enjoying an open outlook.

B7 - North Eastern View



B7 - North Western View

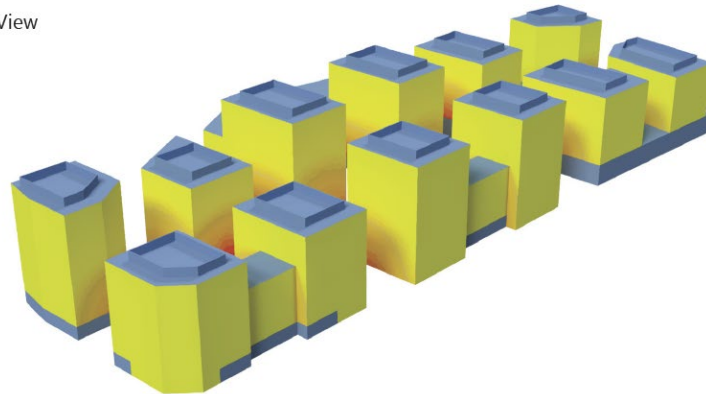


Image 8 - Block B7 VSC façade study, northern views

- 8.1.15 The lower floors of B7 have been designated as non-residential use and therefore removed from the assessment. The facades however show very high levels of VSC with the majority at 27% and higher. The lower parts of the inward facing chamfered elevation shows a marginal reduction however this study confirms that good levels of daylight within the scheme can be achieved through considered layouts and distribution.

- 8.1.16 The northeastern view shown in image 3 below confirms that due to the broadly open nature of the site context, the majority of the outward facing elevation will enjoy very high levels of daylight.
- 8.1.17 As outlined in the detailed analysis above, daylight levels are shown to be potentially lower to the inward facing elevations of the central blocks which face east and west towards each other. Through careful apartment distribution and glazing optimisation good levels of internal amenity can still be achieved with these limitations being a common feature of urban development.

North Eastern View



North Western View

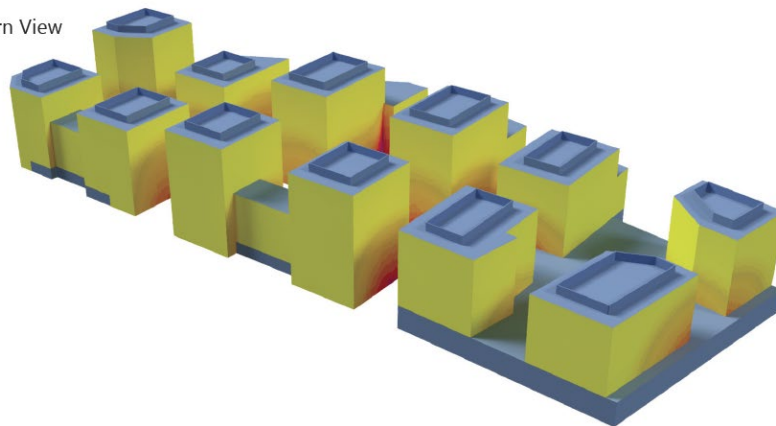
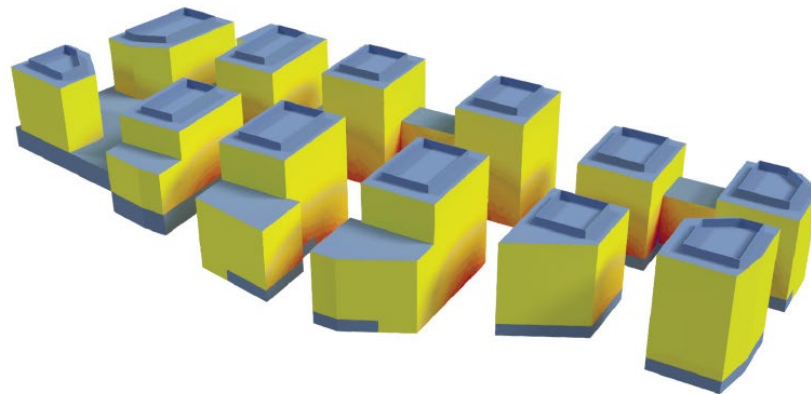


Image 9 - Northwestern and northeastern view – all blocks

South Eastern View



South Western View

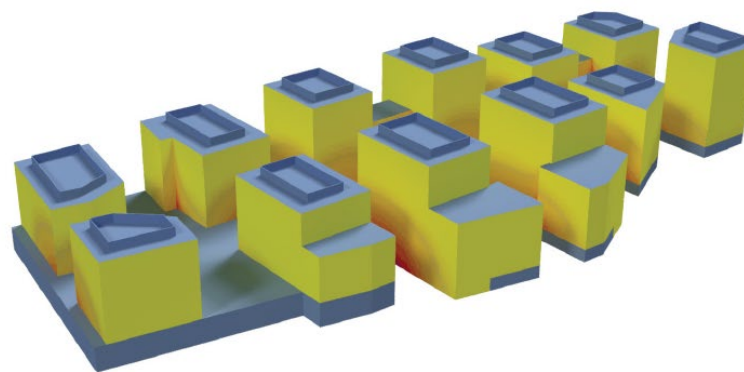


Image 10 - Southeastern and southwestern view – all blocks

- 8.1.18 Where VSC levels are shaded red to purple, these pinch points will require appropriate consideration to ensure any space in this location is less sensitive / non-habitable space or alternatively dual aspect space lit by additional windows within the northern elevation which enjoys high levels of daylight.
- 8.1.19 Overall, the majority of the proposed elevations demonstrate appropriate levels of daylight potential across the Maximum Parameter scheme. Many areas achieve very high VSC levels upward of 27% and there would be minimal constraints in respect of detailed design.
- 8.1.20 Where daylight levels are lower, these are isolated to pinch points in the corners of courtyards or junctions/breaks between the blocks. Such constraints to the lower floors of buildings and the corners of courtyards are typical and may be addressed through further detailed design.
- 8.1.21 Given the main elevations to the outline areas generally achieve VSCs in the mid-teens upwards which are typically accepted in urban locations, and we would expect good levels of compliance in detailed design phase.

8.2 Sunlight within the proposed gardens and amenity areas

- 8.2.1 The landscaping strategy intends to provide a range of valuable public and private amenity spaces. The strategy has developed with our input in order to provide a varied mix of spaces balancing sunny, shaded, active and passive areas for visitors and residents to Kings Meadow View.
- 8.2.2 The detailed of these spaces is set out in the landscaping drawing and relevant chapter of the design code. Alongside high quality design the varied character of the spaces is in line with the BRE guidance which notes that the importance of direct sunlight to outdoor spaces is linked to the specific use of that space.
- 8.2.3 In particular s.3.3.1 of the guide notes that the primary requirement for good sunlight availability to spaces utilised for sitting out and child's play space if during the 'warmer' months which are considered to be between spring and summer.

Proposed Landscaped Strategy

- 8.2.4 Climate change is an important consideration in how external spaces can function and adapt to wetter winters, drier and hotter summers. Keeping cool in external spaces will become essential. The development proposals positively design for a proportion of shade to give residents a choice and comfort during hot weather. This is actively considered through linking tertiary space like the woodland gardens that will provide retreat spaces, play and cooler pedestrian routes. Good performance of sunlight to ground needs to be achieved in the summer when the external spaces will have more intense use as noted in s.3.3.1 of the BRE guide.
- 8.2.5 We have assessed the provision of sunlight to the proposed amenity / shared communal areas using the BRE's 2-hour sun on-ground (sunlight amenity) assessment. This considers those parts of a space that can achieve 2+ hours of sun on a particular assessment date. In accordance with 3.3.15 of the BRE guide we have supplemented the March 21st equinox test with an assessment of the position on June 21st to illustrate the performance of the spaces during the summer months when the spaces be most used as well as a graded study in order to illustrate how much sunlight each of the spaces will receive.

Overall Amenity Compliance

- 8.2.6 The results of our sunlight amenity assessments are attached at Appendix 3. These illustrate the performance of the spaces against the BRE 2+ hour sun on ground target as well as providing a graded study showing the levels of sunlight achieved where spaces fall below the 2+ hour level.
- 8.2.7 When considering the proposed landscaping as a whole our study shows that over 63% of the amenity areas will receive at least 2 hours of sunlight on March 21st. This fully satisfies the BRE target recommendations.

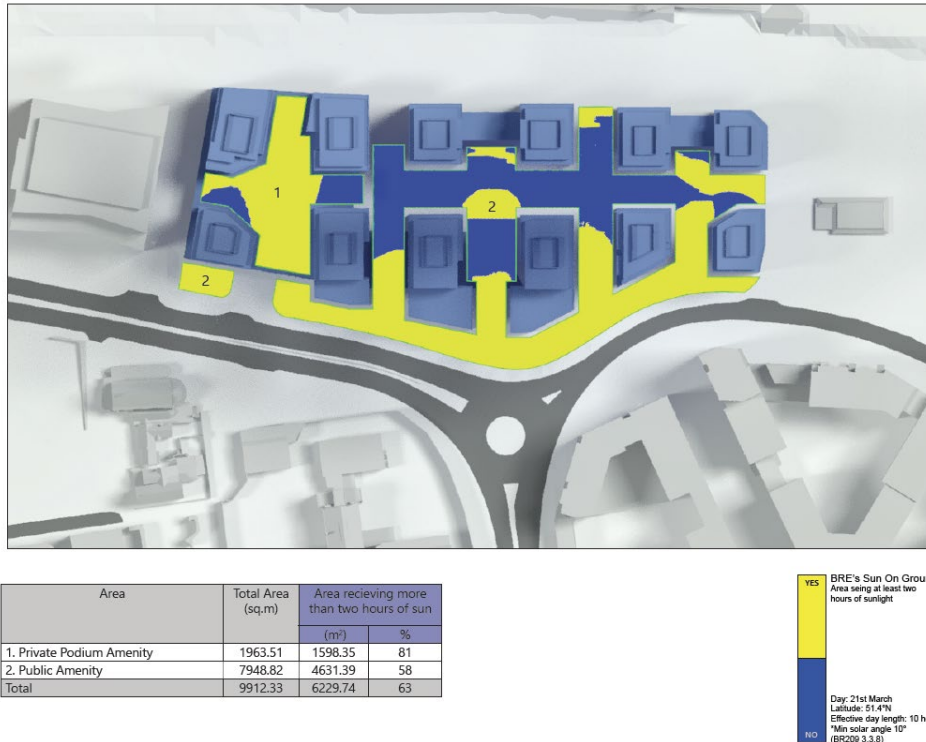


Image 11 - Sunlight Amenity – 21st March, BRE 2 hour study

- 8.2.8 When considering the distribution of sunlight on the March 21st date the more open areas and eastern and western courtyards achieve the highest levels of sunlight as they are more open to the south. Whilst the central spaces receive less direct sun earlier in the year, our graded studies do show that large areas of the space achieve c.1.6 – 1.8 hours of sunlight which is considered to be appropriate given the more shaded character of these spaces and the larger areas of space that meet the 2+ hours target within other areas of both private amenity and public realm.
- 8.2.9 The areas of public realm immediately adjacent to the towers will naturally see less sunlight although this is a typical feature of urban development and will not impact the use of these spaces.

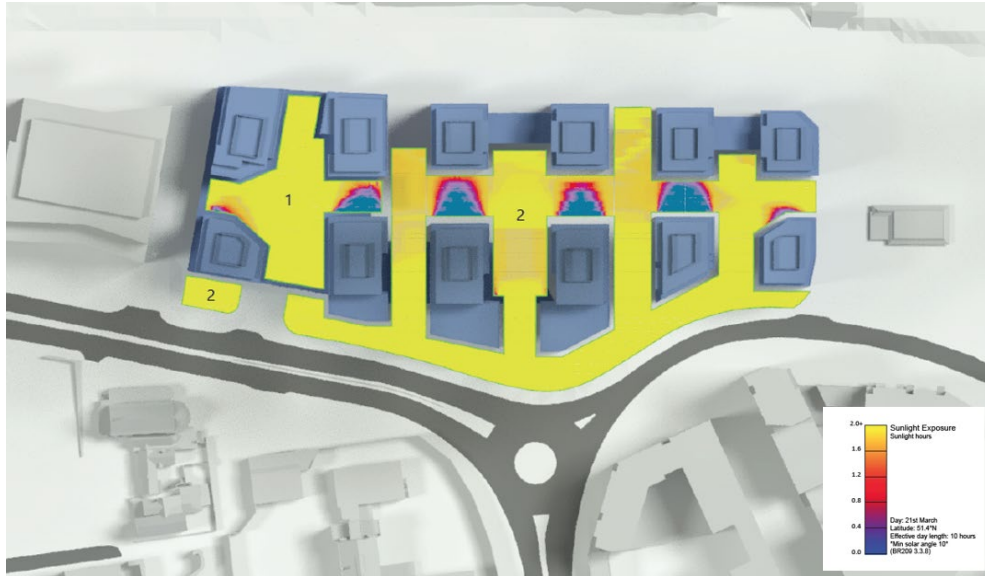
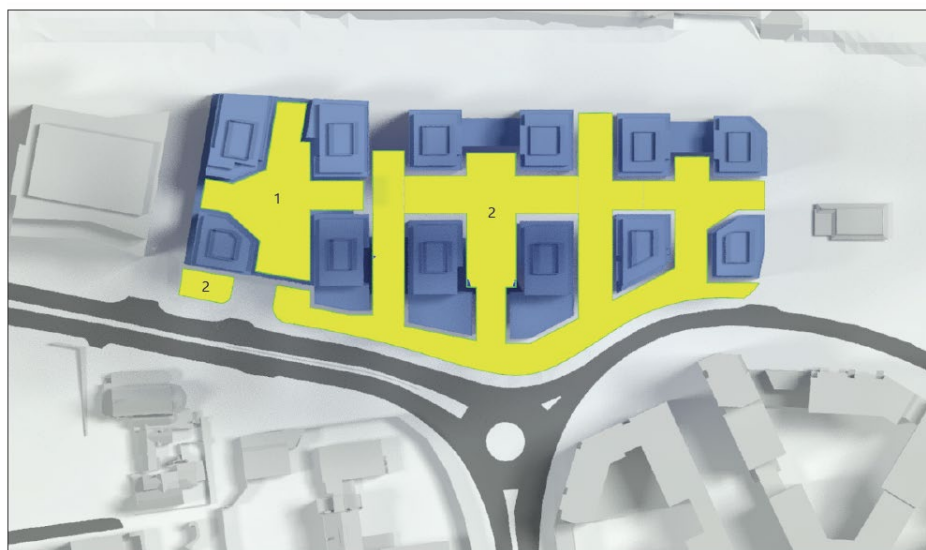


Image 12 - Sunlight Amenity – 21st March, graded study

8.2.10 The June 21st assessment shows high levels of sunlight in the summer months with all of the spaces achieving at least 2+ hours of sunlight. This analysis confirms that the proposals will deliver a varied and well-proportioned amenity provision which, during the summer months when the spaces will see the most use, will achieve excellent levels of direct sunlight.



Area	Total Area (sq.m)	Area receiving more than two hours of sun	
		(m ²)	%
1. Private Podium Amenity	1963.51	1963.51	100
2. Public Amenity	7948.82	7948.82	100
Total	9912.33	9912.33	100

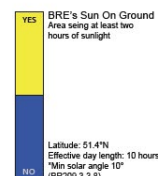


Image 13 - Sunlight Amenity – 21st June, BRE 2 hour study

8.2.11 Overall, the external amenity provision within the scheme exceeds the BRE target for sunlight on the 21st March achieving 2 hours of direct sunlight to 63% of the space.

Whilst the proposals comprise areas of different character residents and visitors will have a wide number of options for amenity throughout the year. At all times of the year there are opportunities for enjoying more sunlit or sheltered spaces.

- 8.2.12 Our assessment of the June 21st summer position shows how direct sunlight levels increase reflecting the time of year when the use of the spaces for sitting out and child play will be highest. This accords with the importance that the BRE guide places on the sunlight in the warmer months for these activities whilst still providing elements of shelter.
- 8.2.13 Overall, the sunlight levels fully meet the BRE targets and provide a well-designed and varied mix of public and private amenity. The graded assessment further confirms that where areas of shading are noted in the 2 hours assessment, much of these spaces will enjoy 1-1.5 hours of sunlight on the 21st March.

9 Conclusions

- 9.1.1 This practice has undertaken an assessment of the provision of potential daylight and sunlight within the proposed scheme through the application of a VSC façade study. At the early stages of design where window locations are undecided and internal layouts will form part of a future reserved matters application paragraph 2.1.13 recommends that a VSC façade study is undertaken in order to gauge light levels across a façade to inform future design strategies in terms of window placement and layouts. In addition, our overshadowing assessments consider the quality and variety of the external landscaping provision in terms of both the private amenity spaces and proposed public realm.

9.2 VSC façade assessment

- 9.2.1 The façade-based daylight assessments undertaken for the Maximum Parameter schemes demonstrate that the proposed development has been designed with appropriate consideration for internal daylight amenity. Across the site, the majority of elevations achieve high levels of daylight, with most façades recording Vertical Sky Component (VSC) values of 27% or above. These results confirm that the proposed massing offers strong daylight potential.
- 9.2.2 Where lower VSC levels are recorded, these are limited to isolated locations such as the corners of courtyards and the lower storeys of the central blocks. These modest reductions are typical of an urban context and can be effectively mitigated at detailed design stage through measures such as careful internal planning, optimised glazing, and the placement of less sensitive spaces in more constrained areas.
- 9.2.3 Overall, the findings confirm that the proposed massing is capable of delivering well-lit accommodation and good levels of amenity throughout. The results are consistent with what would be expected for a high-density urban site and demonstrate that the outline parameters provide a sound framework for achieving appropriate daylight standards at Reserved Matters stage. The scheme therefore performs well in daylight terms and should be regarded as acceptable and in accordance with relevant guidance.

9.3 Overshadowing / sunlight within the proposed amenity areas

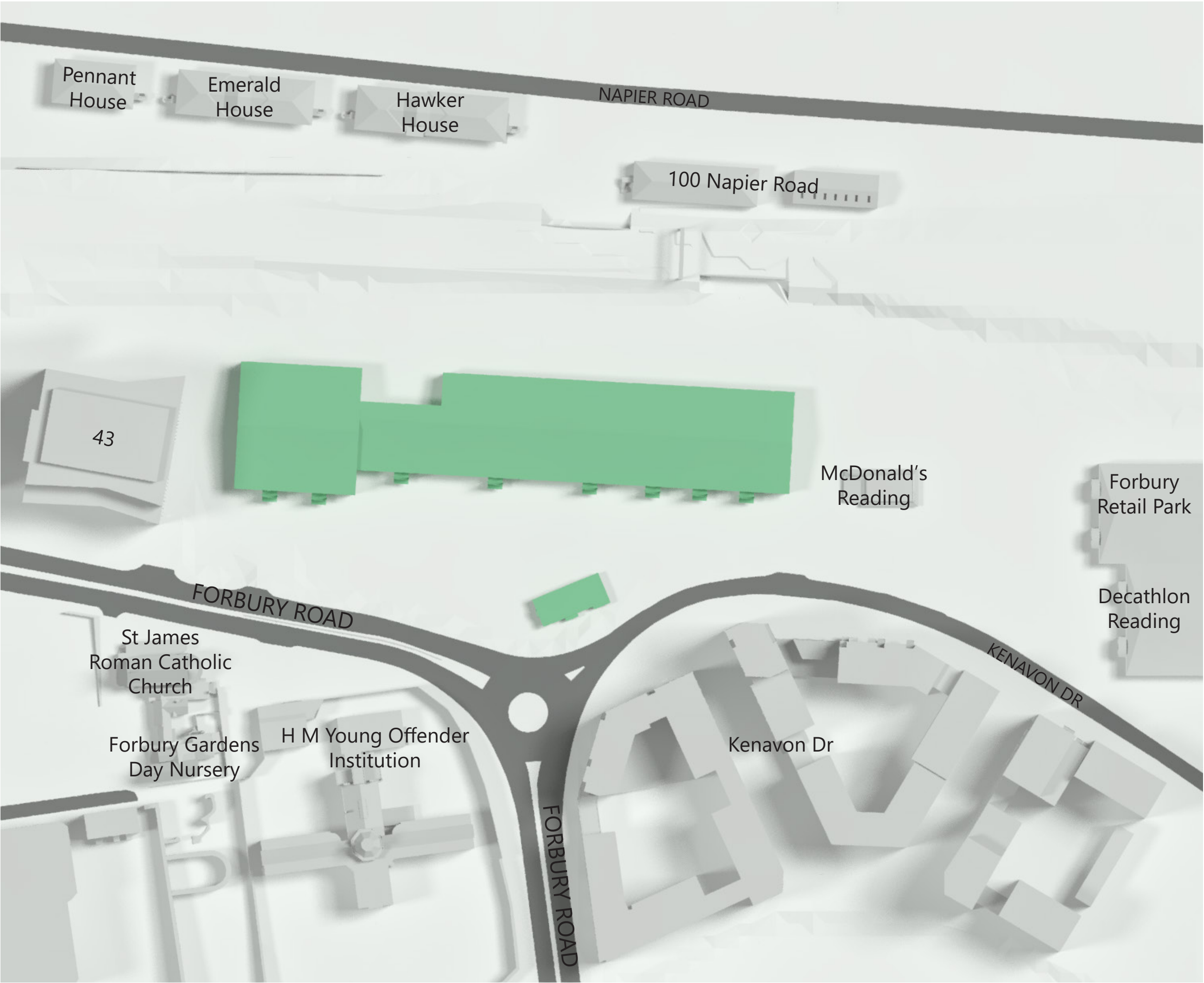
- 9.3.1 In terms of overshadowing the scheme provides a varied mix of spaces of different character.
- 9.3.2 Overall, the amenity provision within the scheme exceeds the BRE target for sunlight on the 21st March achieving 2 hours of direct sunlight to 63% of the space. Both residents and visitors will have a wide number of options for amenity throughout the year and, at all times, there are opportunities for enjoying more sunlit or sheltered spaces.

- 9.3.3 Our assessment of the June 21st summer position shows how direct sunlight levels increase in summer reflecting the time of year when the use of the spaces for sitting out and child play will be highest. This accords with the importance that the BRE guide places on the sunlight in the warmer months for these activities whilst still providing elements of shelter. Overall, the sunlight levels fully meet the BRE targets and provide a well-designed and varied mix of public and private amenity.



Appendix 1

Drawings of the existing, proposed and surrounding buildings



Sources of information

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

Squire & Partners
RP-SQP-ZZ-ZZ-M3-A-00001_EXPORTD-WG-MAX PARAMETER MODEL.dwg
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Site Photographs
Ordnance Survey

Key:

Existing Building

Surrounding Context

Proposed Development

NORTH



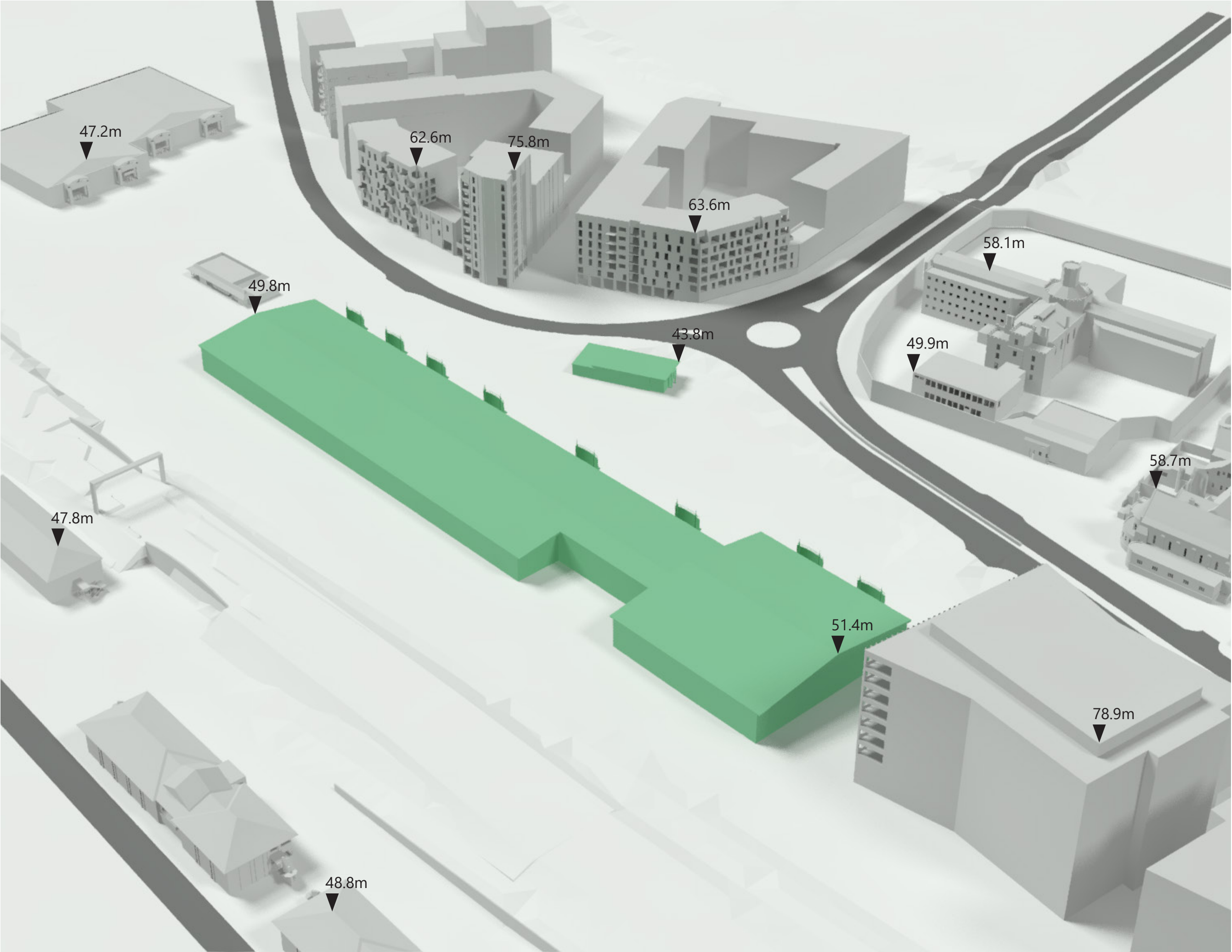
Project Forbury Retail Park Reading

Title Existing Condition Plan View

Drawn	VR	Checked	--
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Date	16/09/2025	Project	4142
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06	DS01	01



Sources of information

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Ordnance Survey

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Existing Building

Surrounding Context

Proposed Development

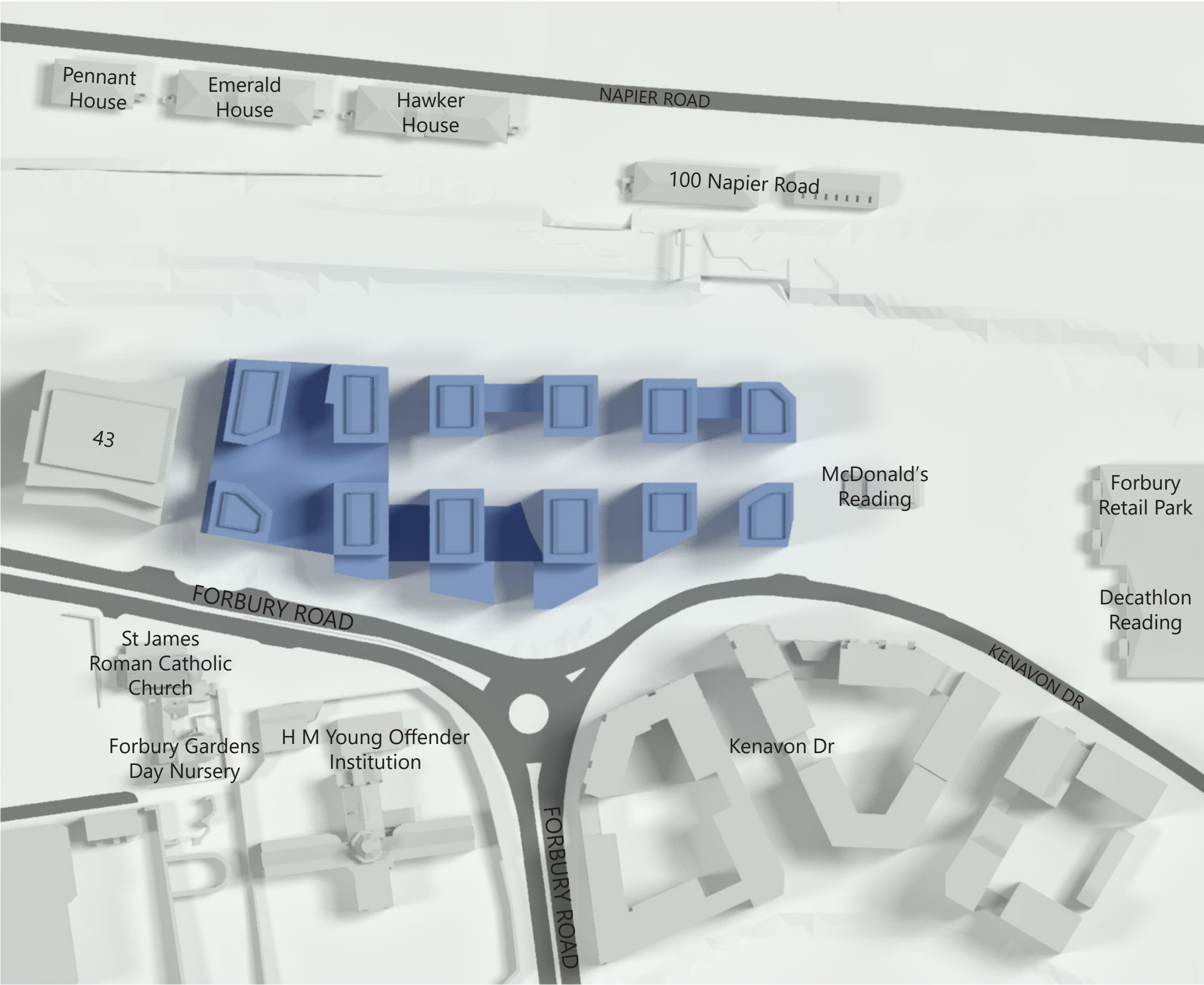
Project Forbury Retail Park
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3D View

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Date	16/09/2025	Project	4142
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06	DS01	02



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Surrounding Context	
Proposed Development	

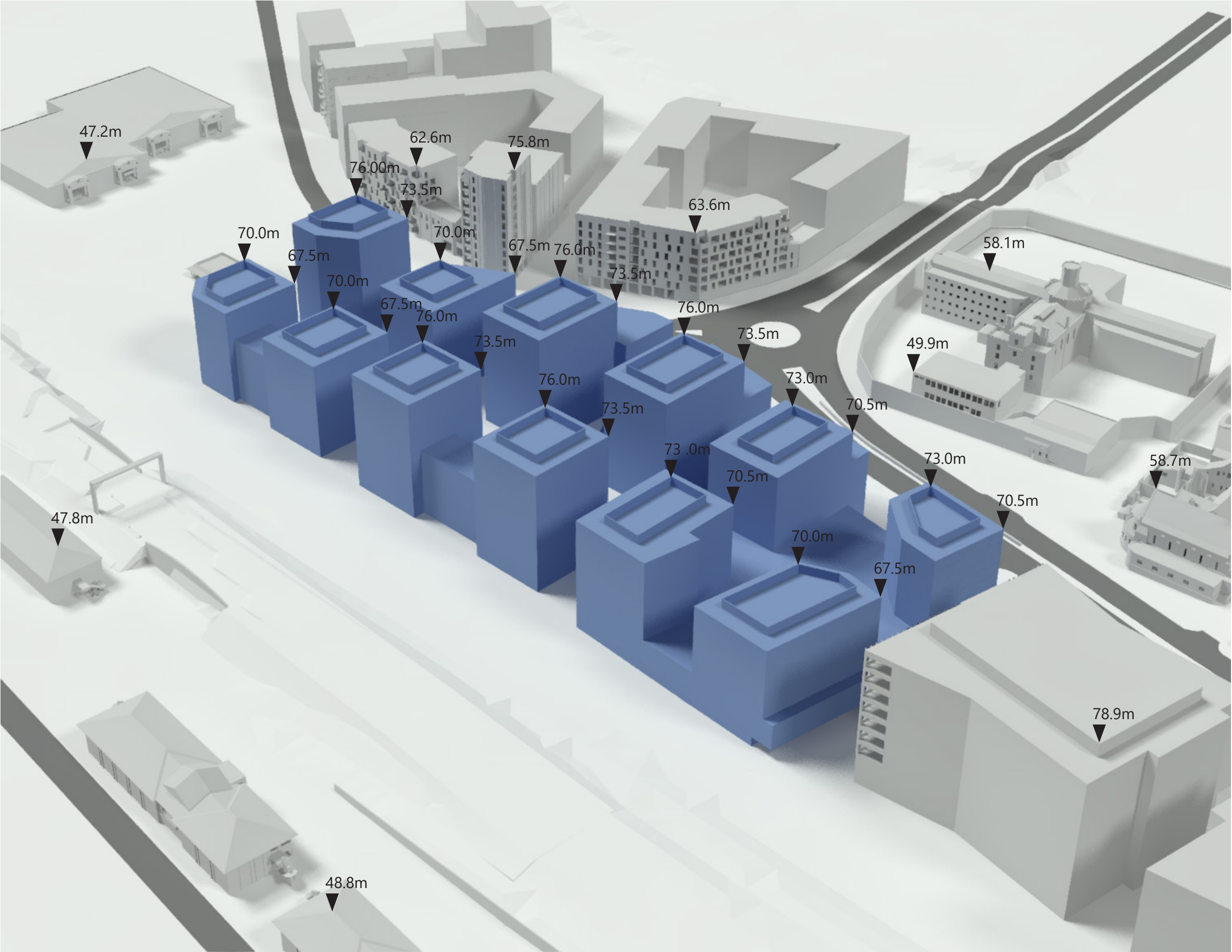
Project Forbury Retail Park
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Title Proposed Development
Plan View

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06	DS01	03



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Key:

	Existing Building
	Surrounding Context
	Proposed Development

Project Forbury Retail Park
Reading

Title Proposed Development
3D View

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Date	16/09/2025	Project	4142
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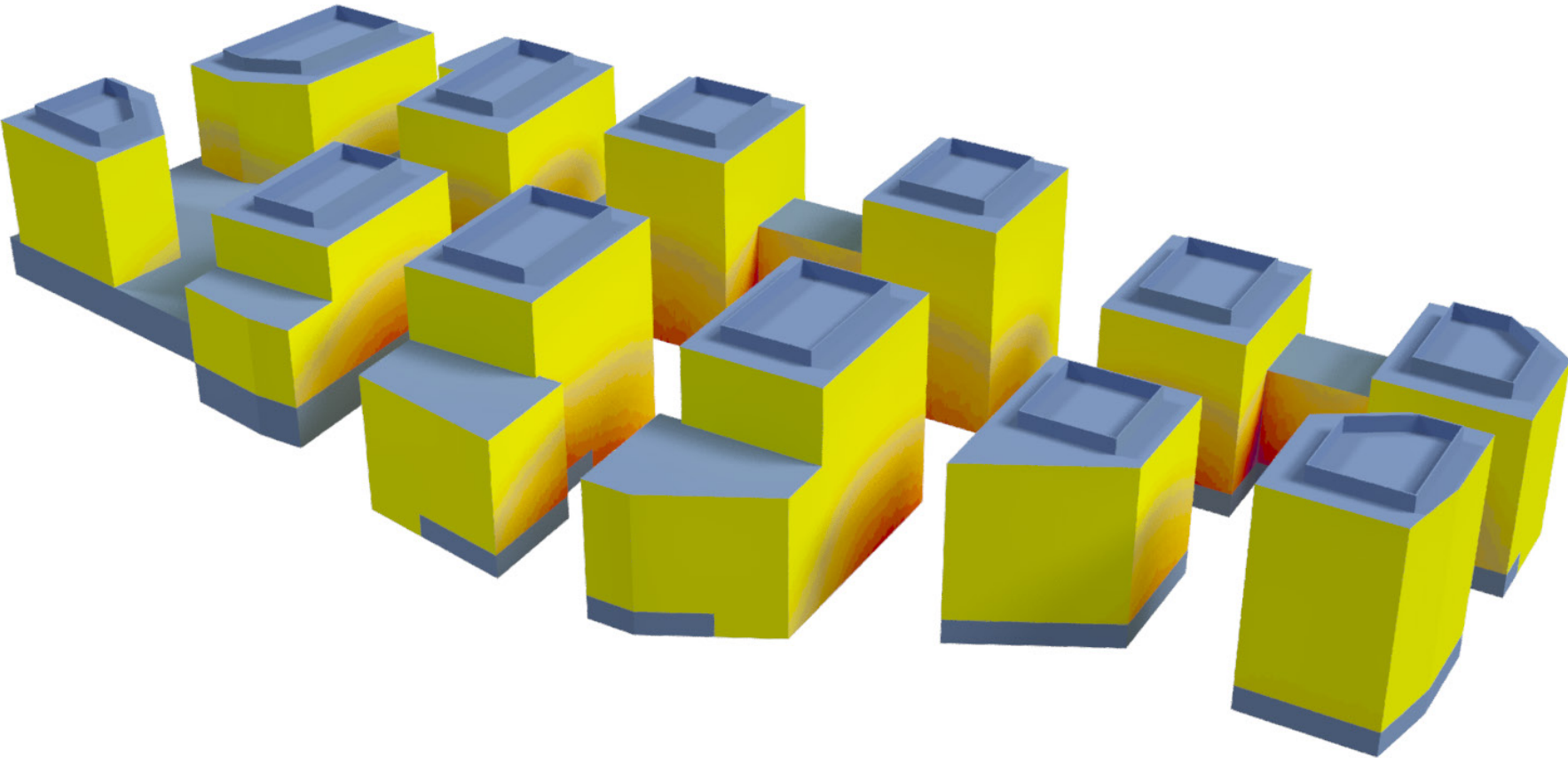
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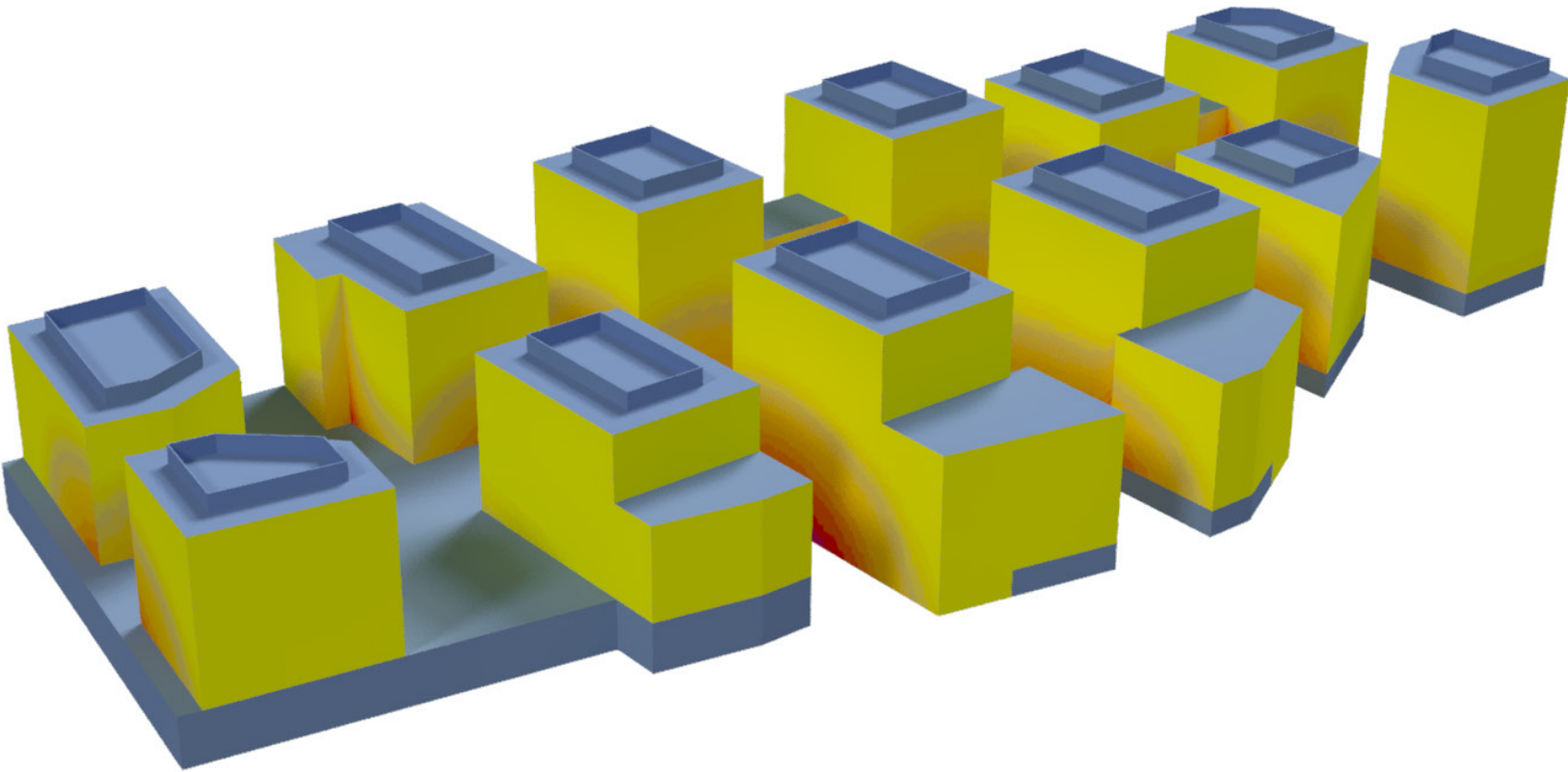
Appendix 2

Results of the VSC façade assessment within the
proposed development

South Eastern View



South Western View

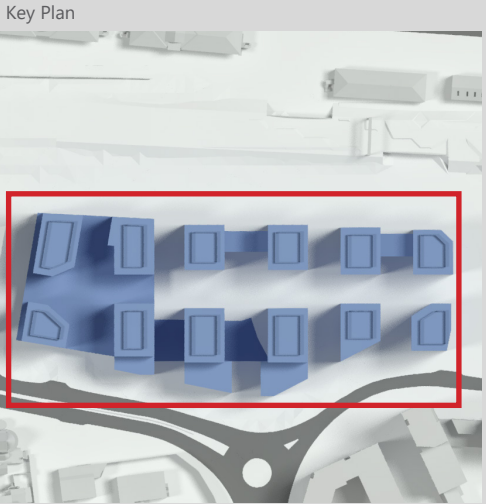
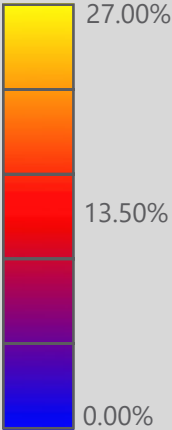


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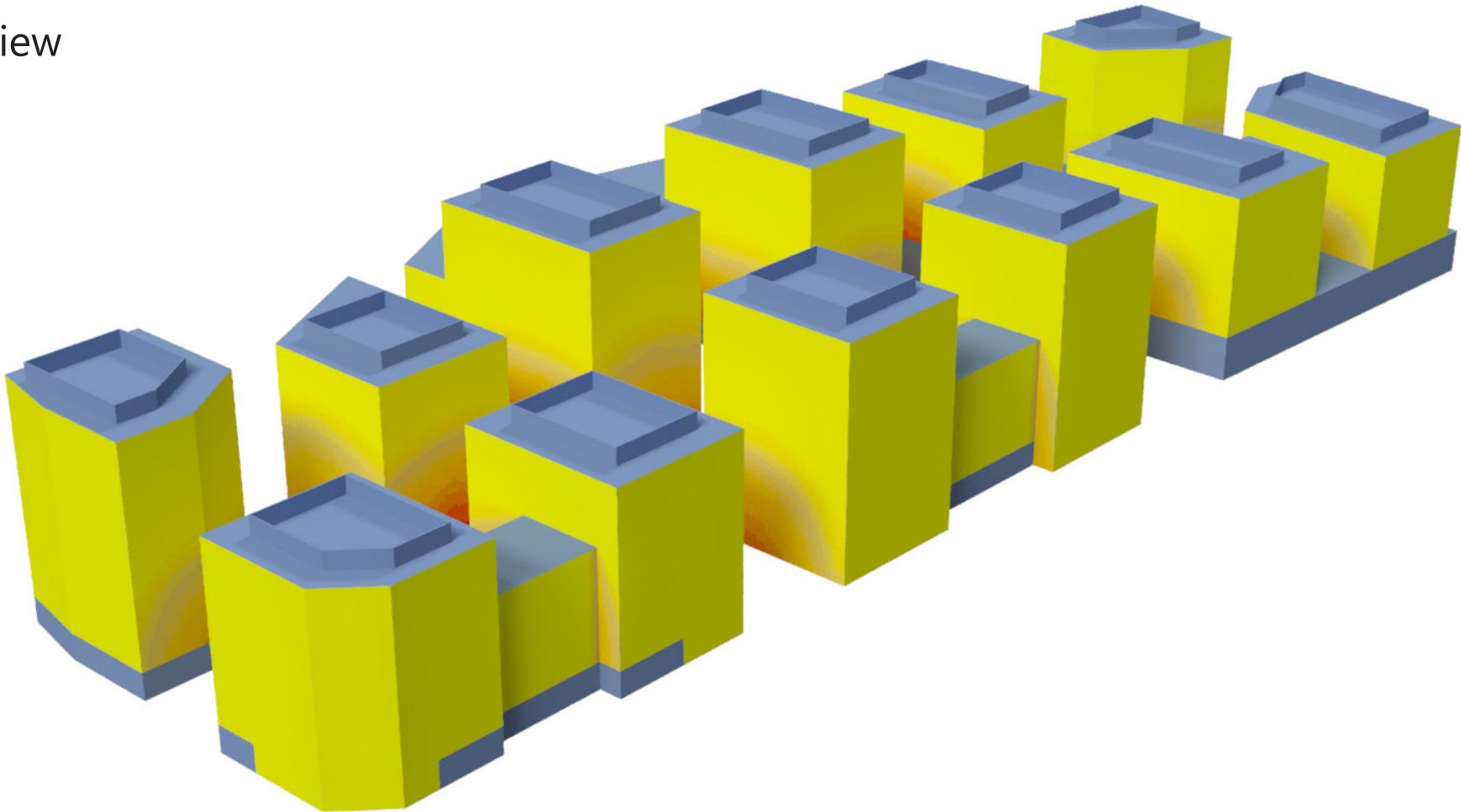
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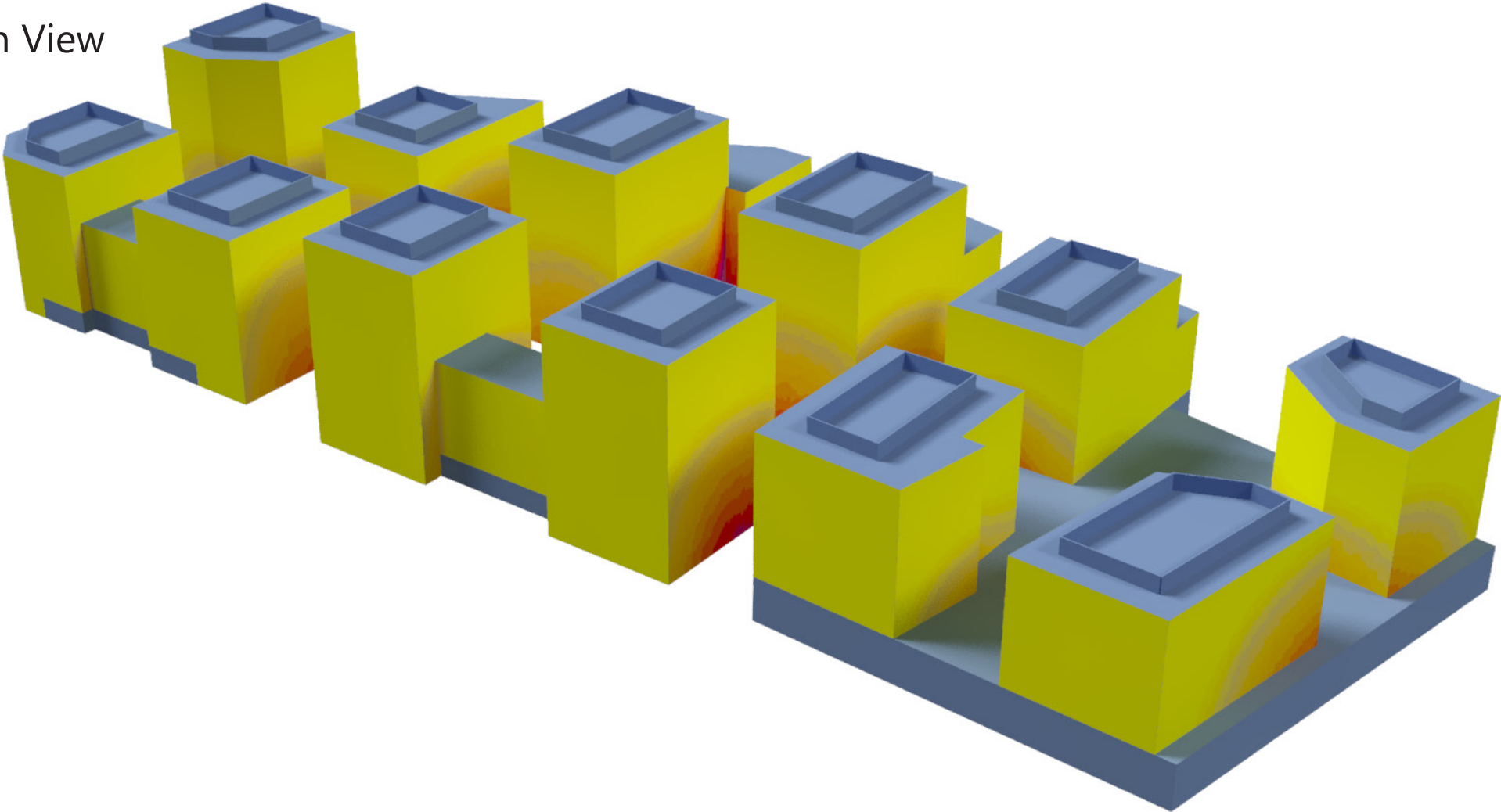
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North Eastern View



North Western View

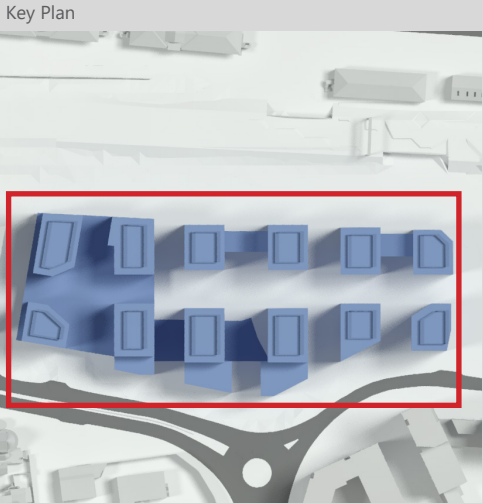
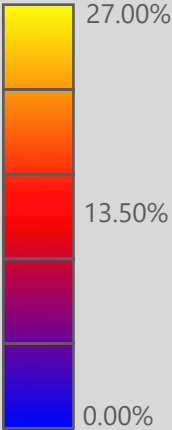


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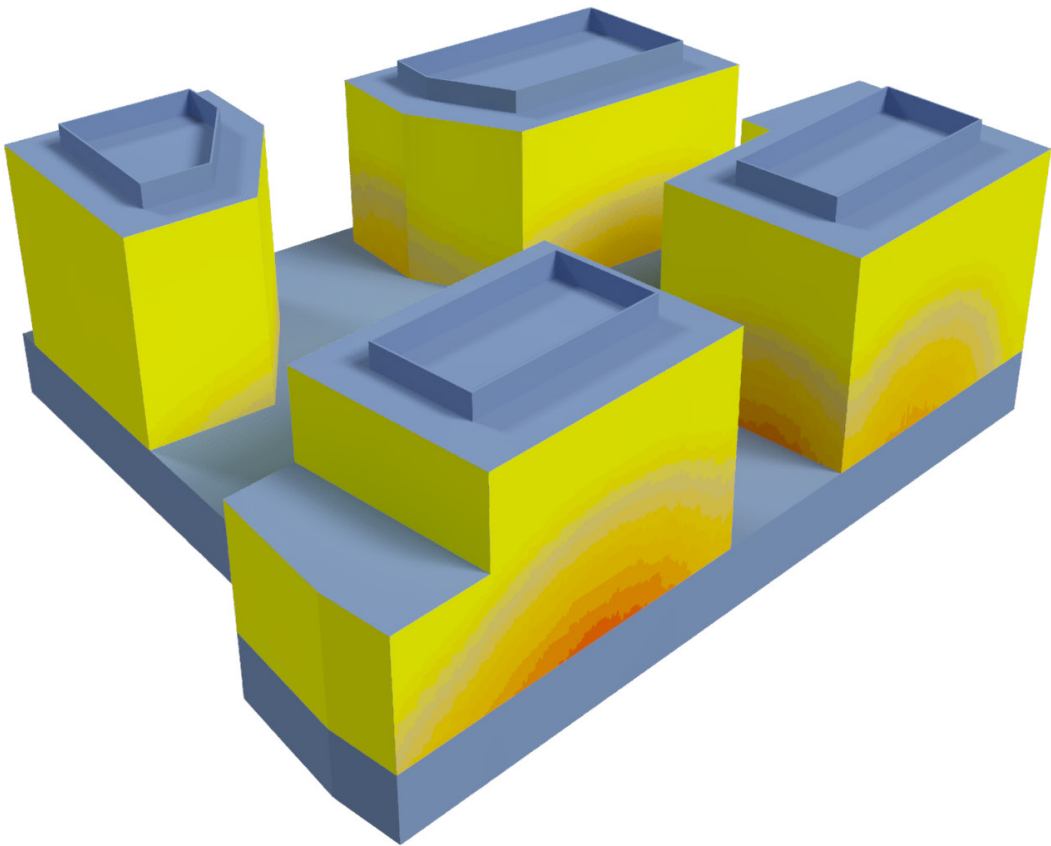
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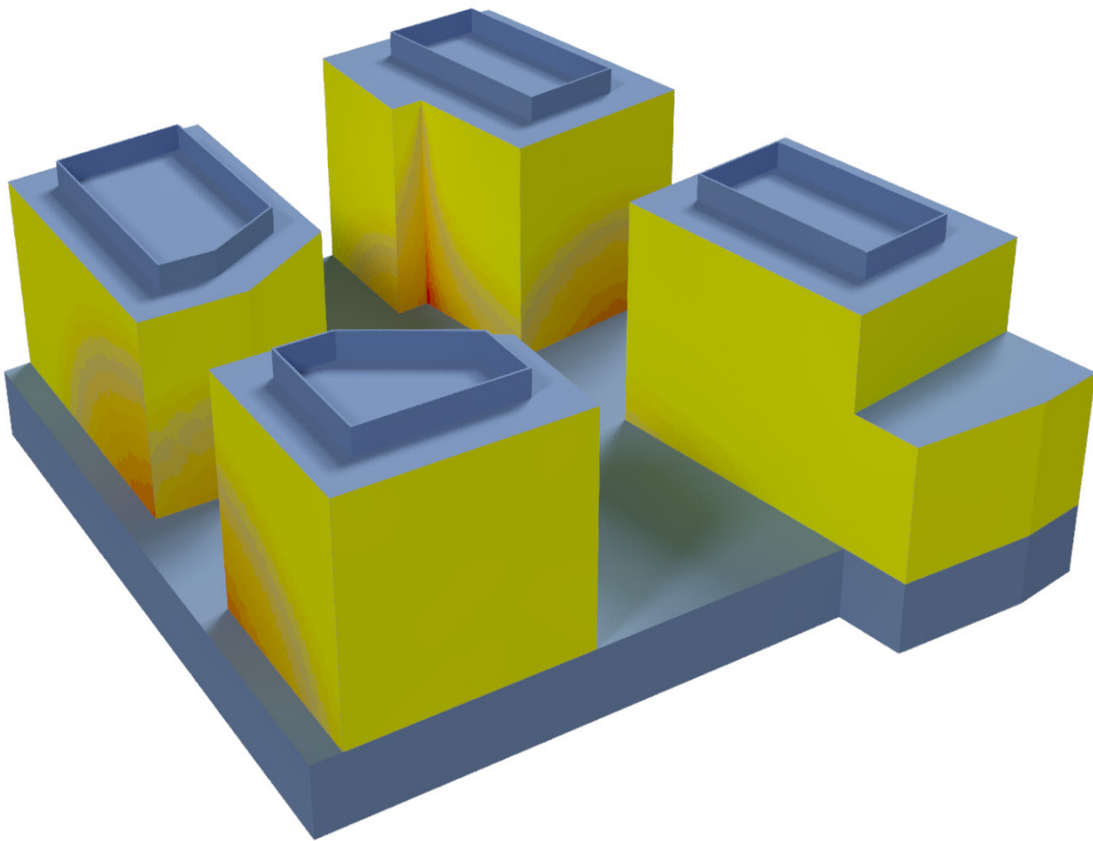
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09	FS01	02

B1 - South Eastern View



B1 - South Western View

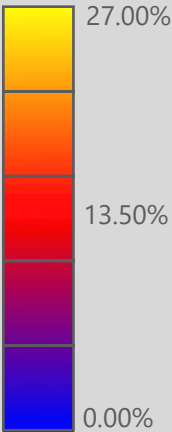


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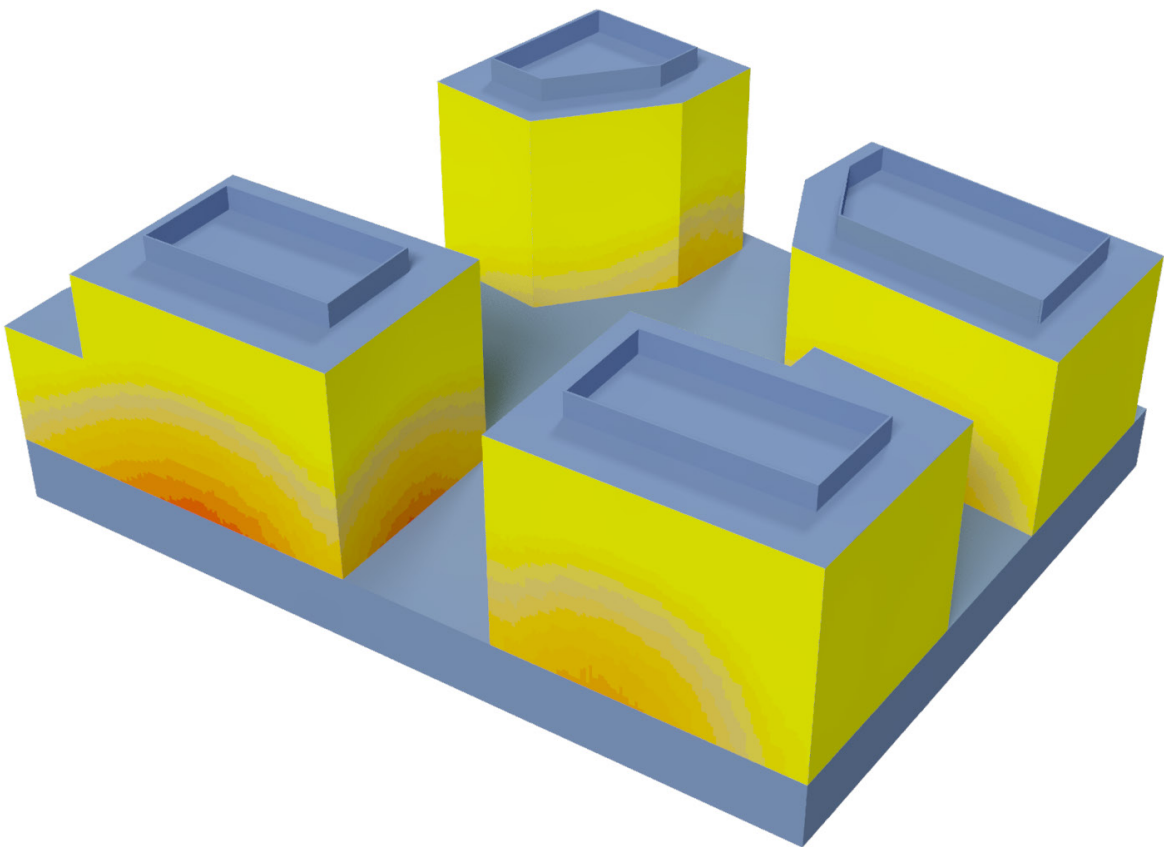
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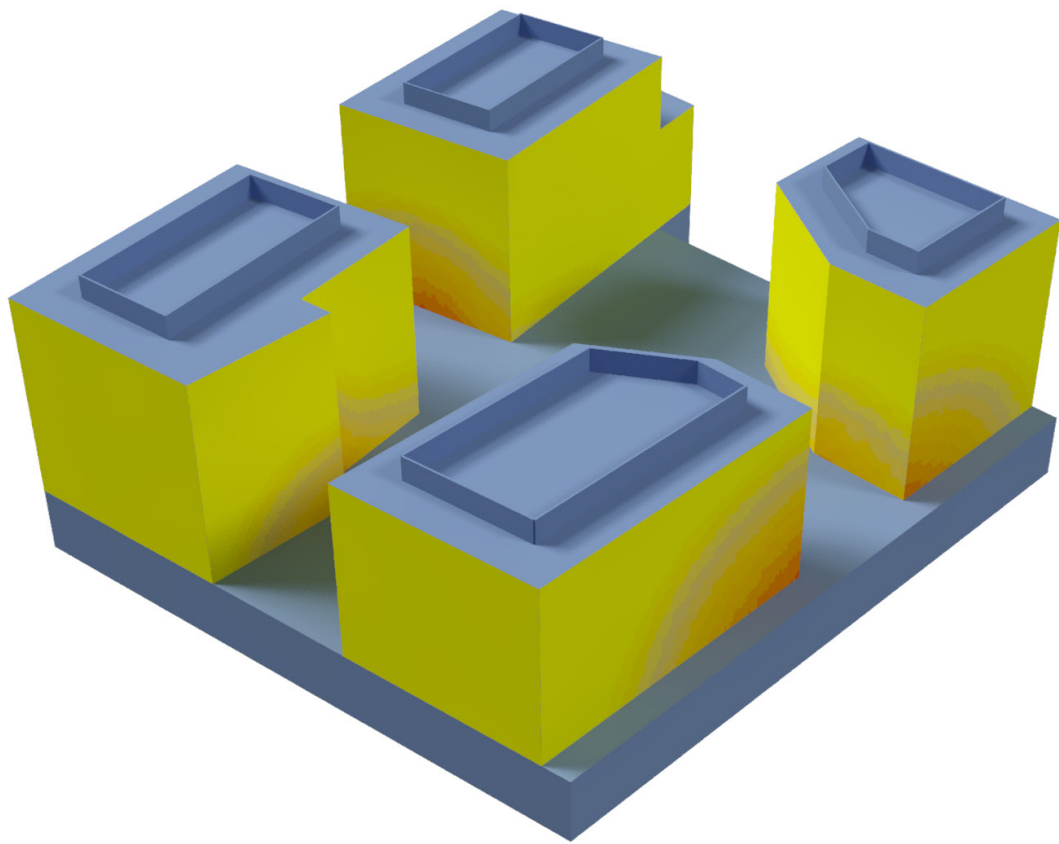
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B1 - North Eastern View



B1 - North Western View

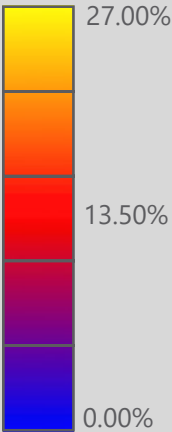


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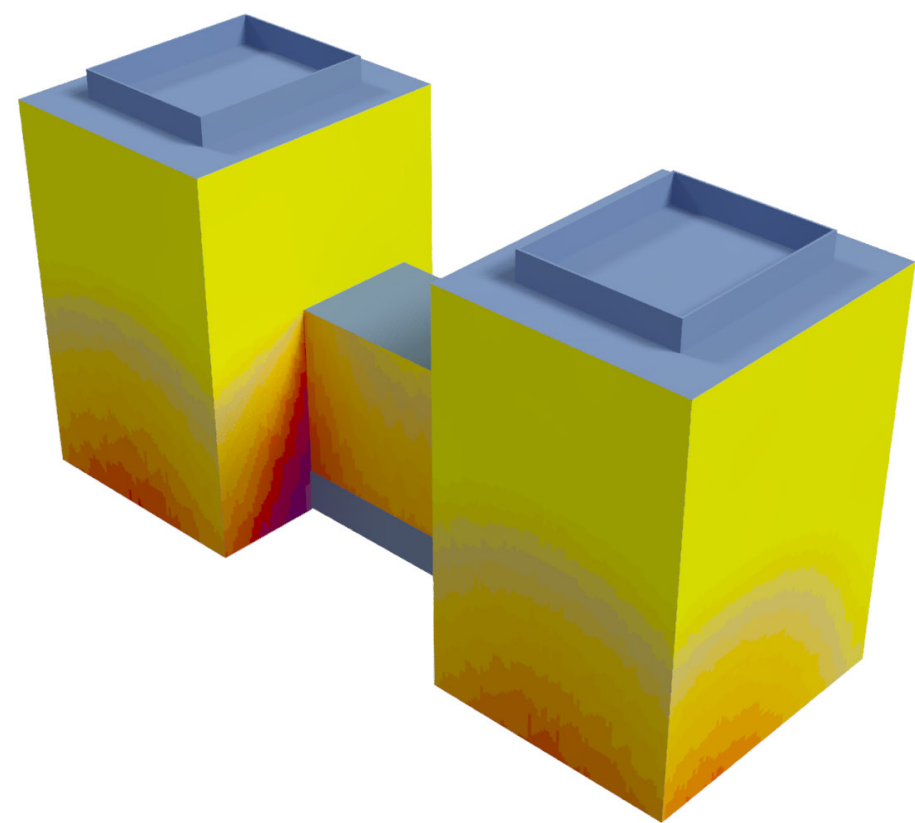
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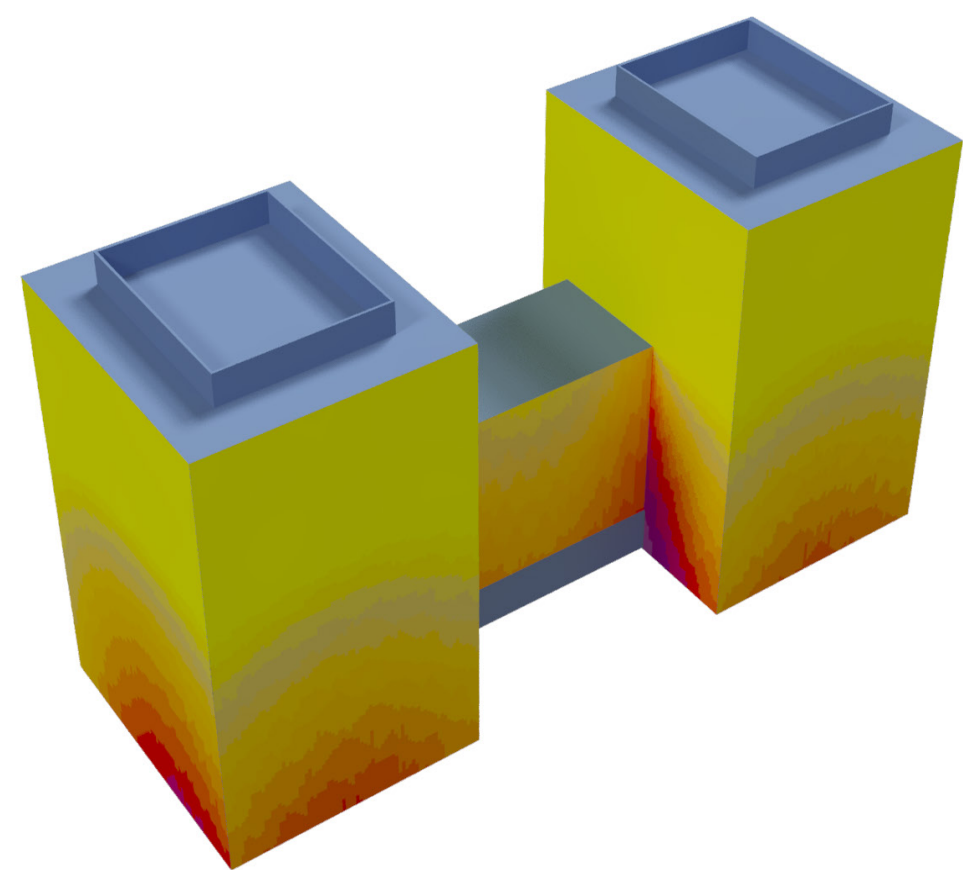
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B2 - South Eastern View



B2 - South Western View

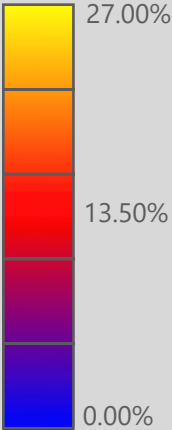


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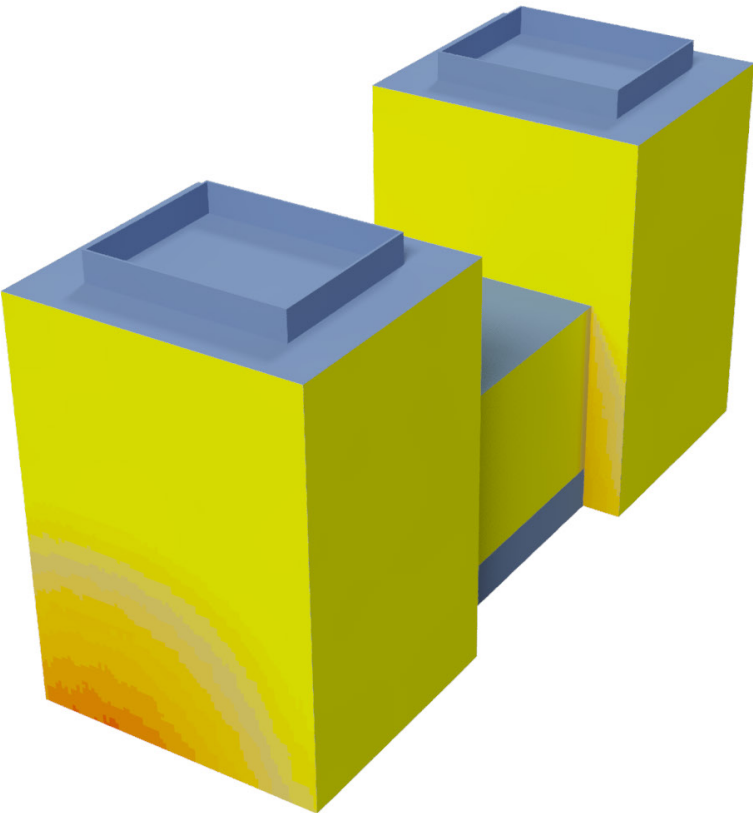
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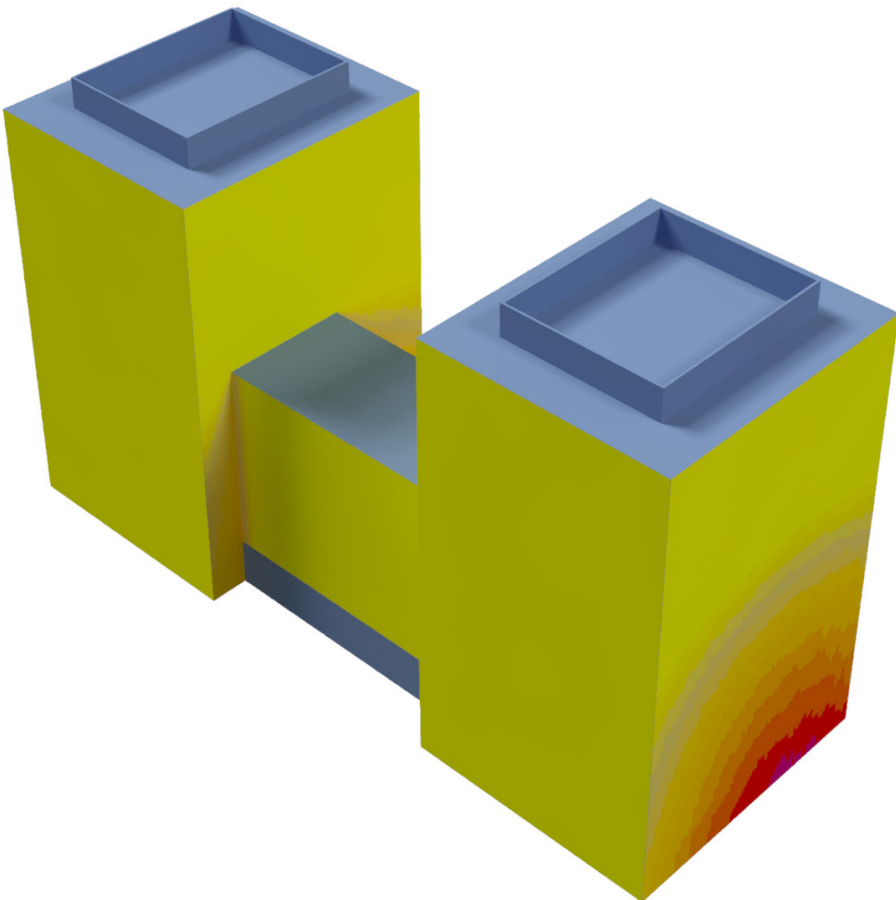
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09	FS01	05

B2 - North Eastern View



B2 - North Western View

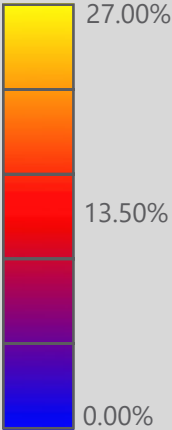


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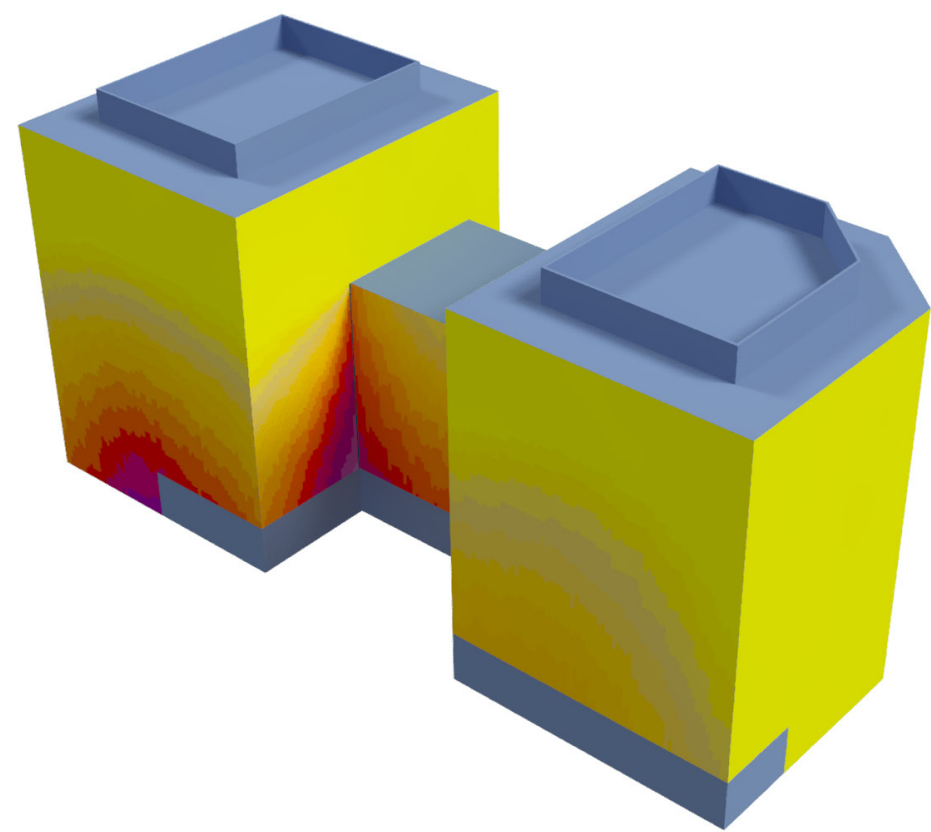
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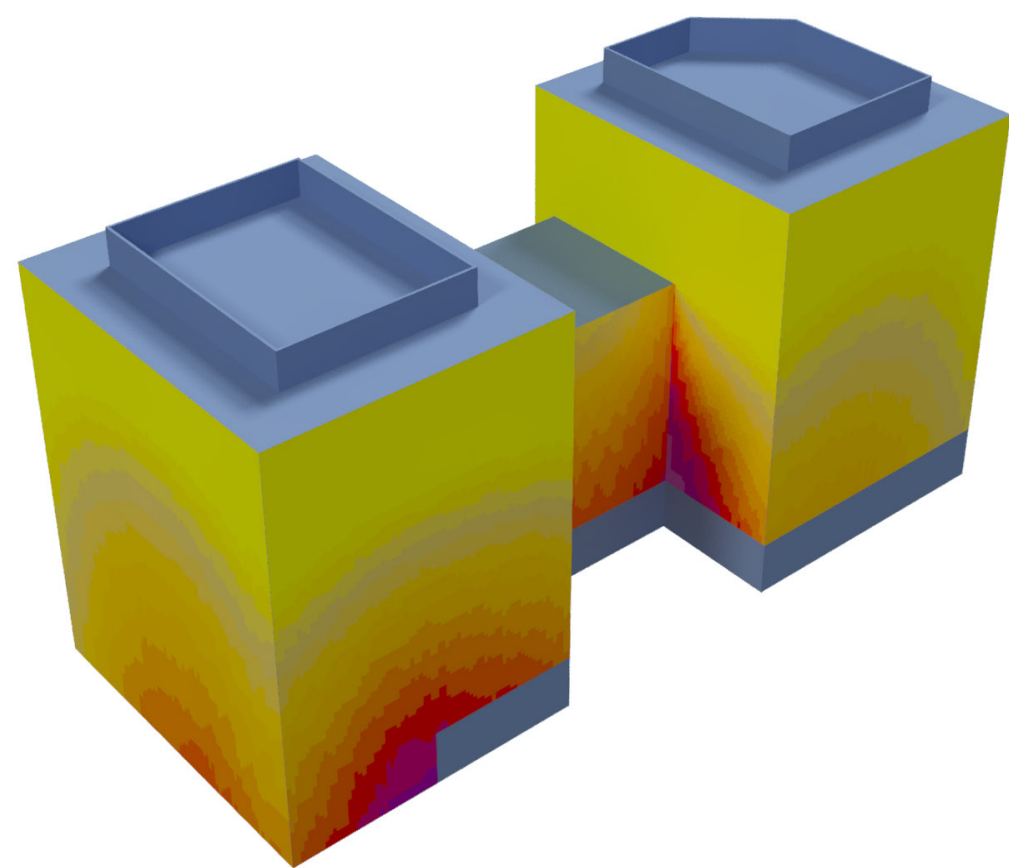
Date 13/10/2025 Project 4142

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B3 - South Eastern View



B3 - South Western View

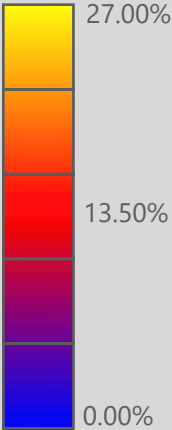


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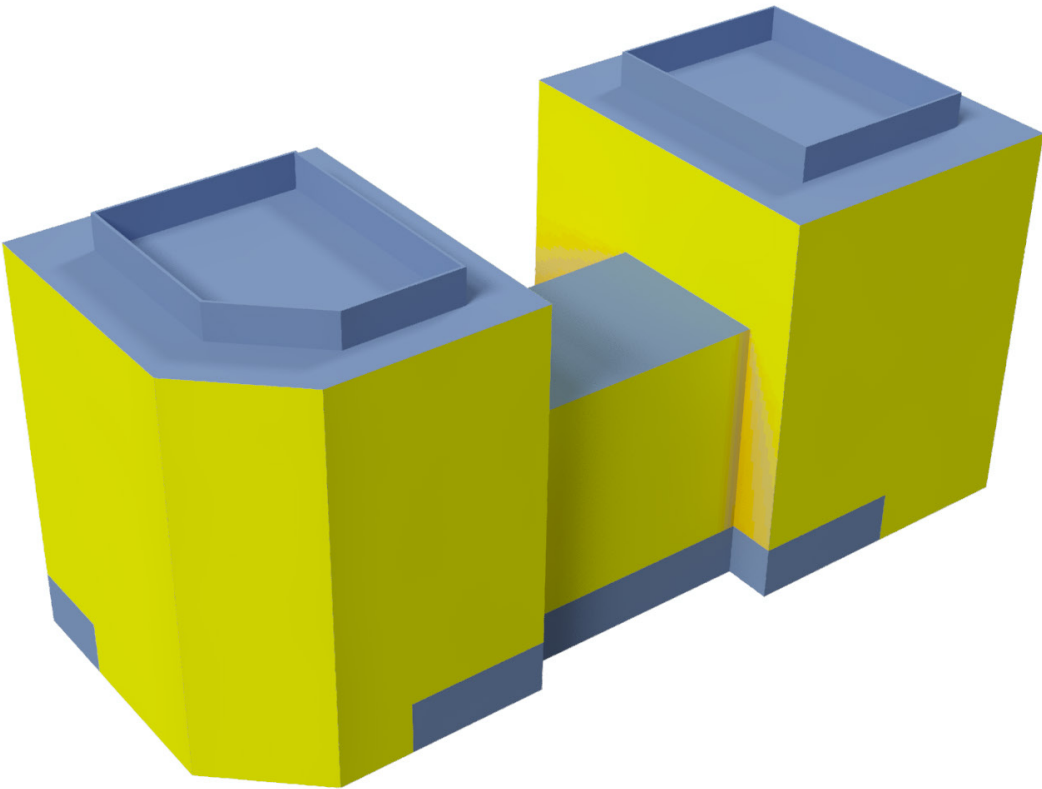
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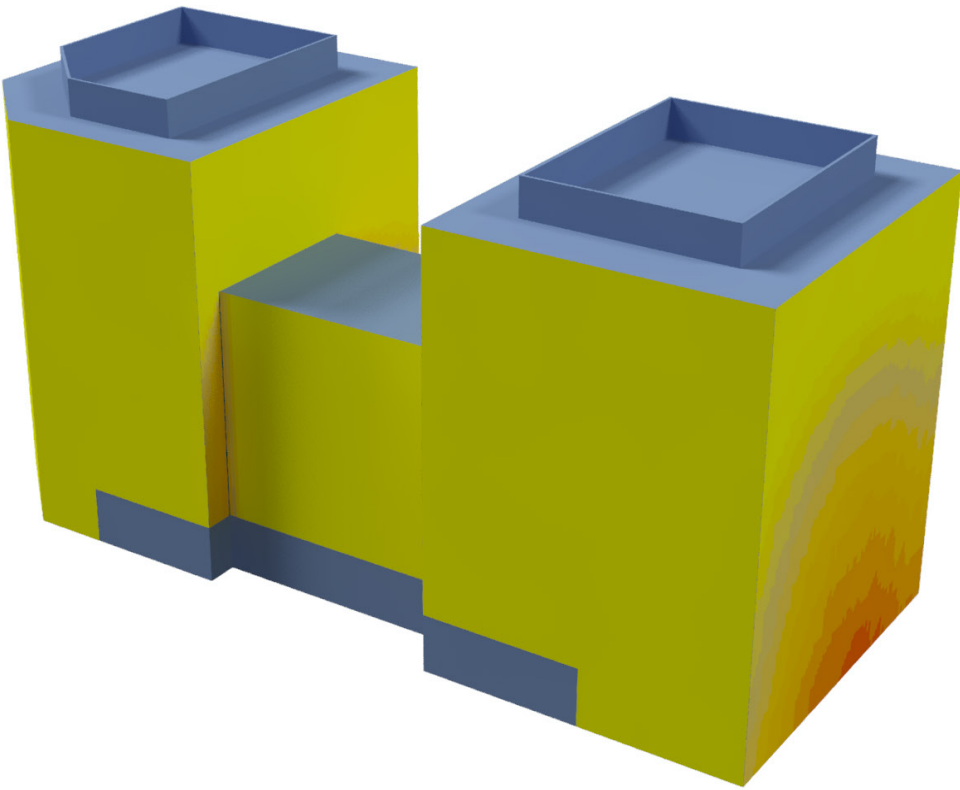
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09	FS01	07

B3 - North Eastern View



B3 - North Western View

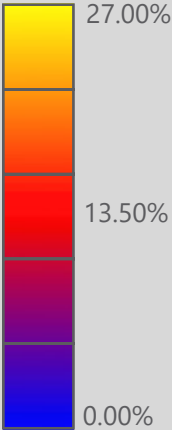


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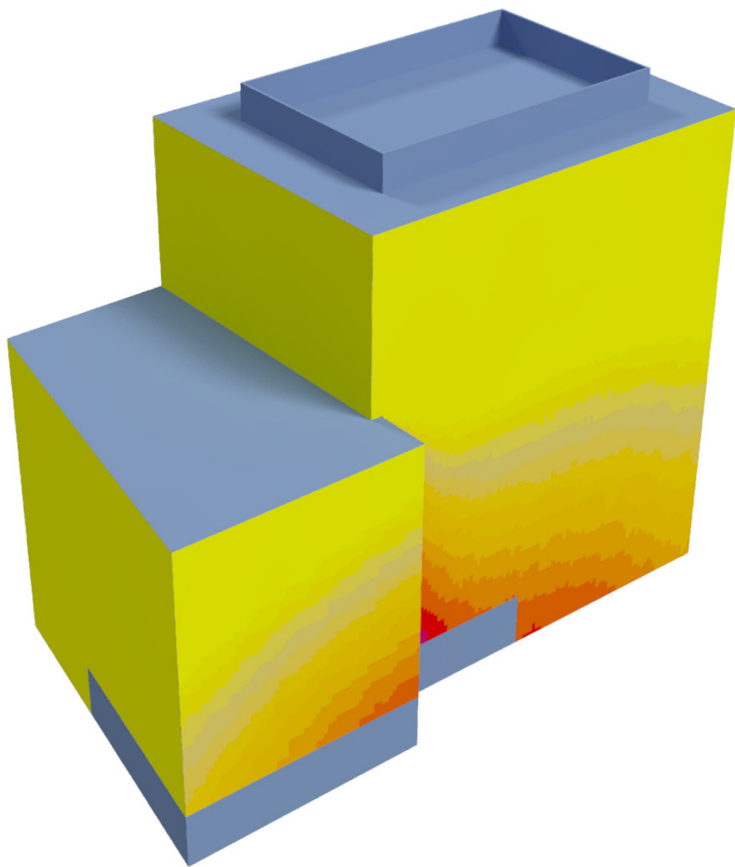
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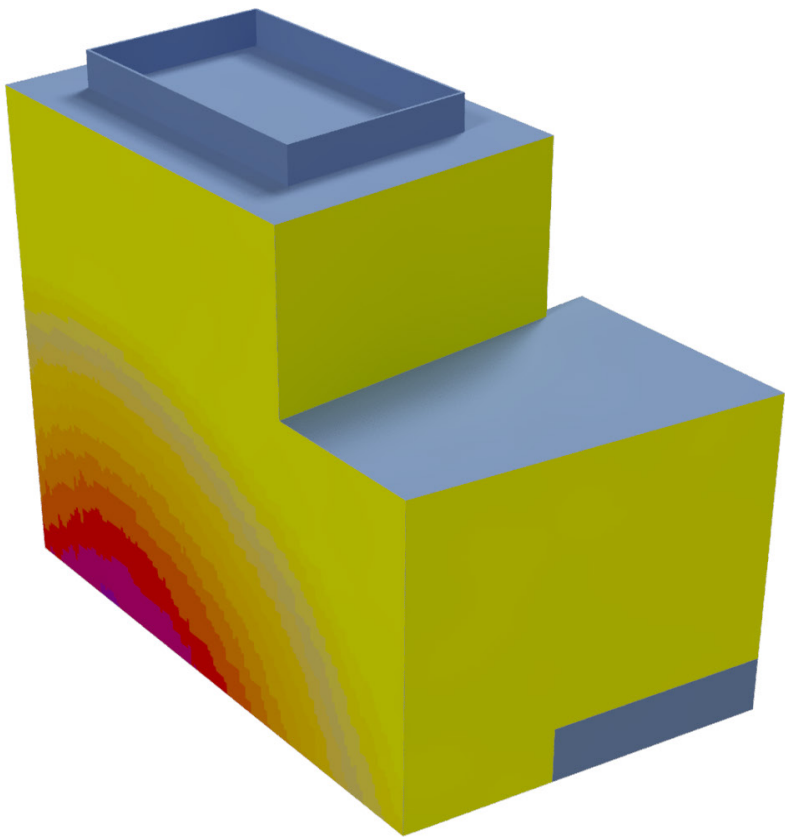
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09	FS01	08

B4 - South Eastern View



B4 - South Western View

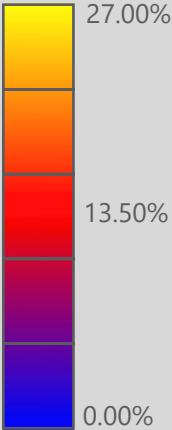


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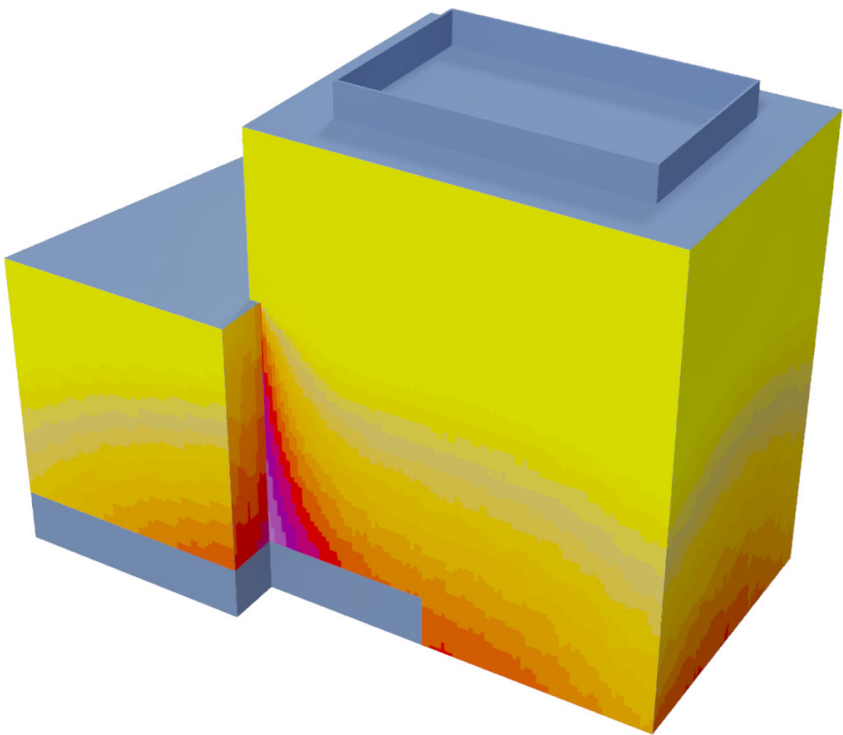
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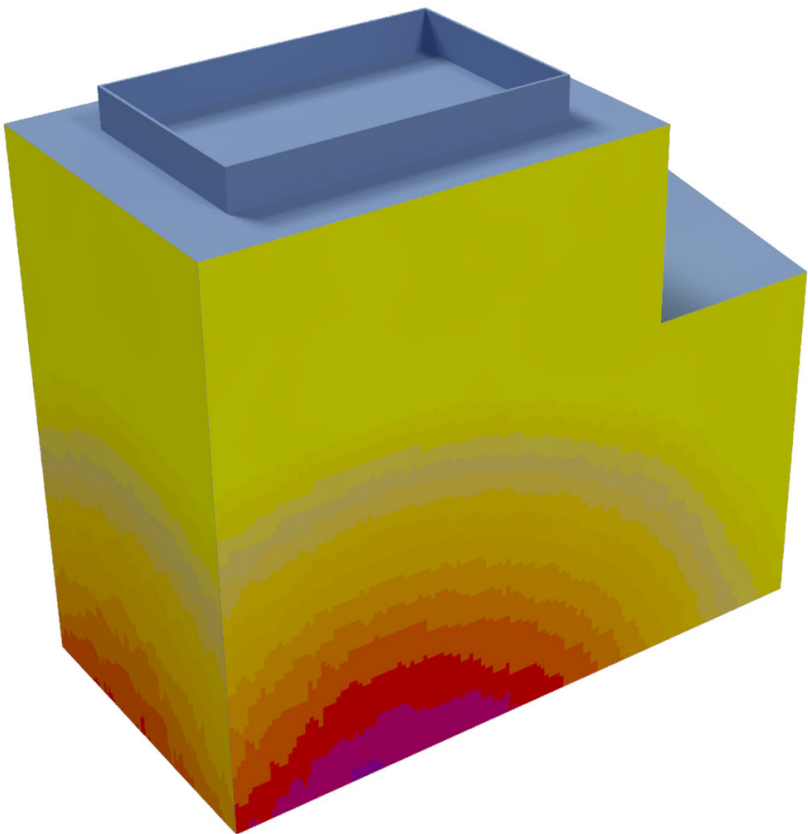
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B4 - North Eastern View



B4 - North Western View

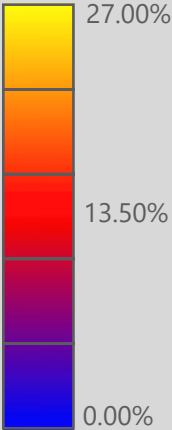


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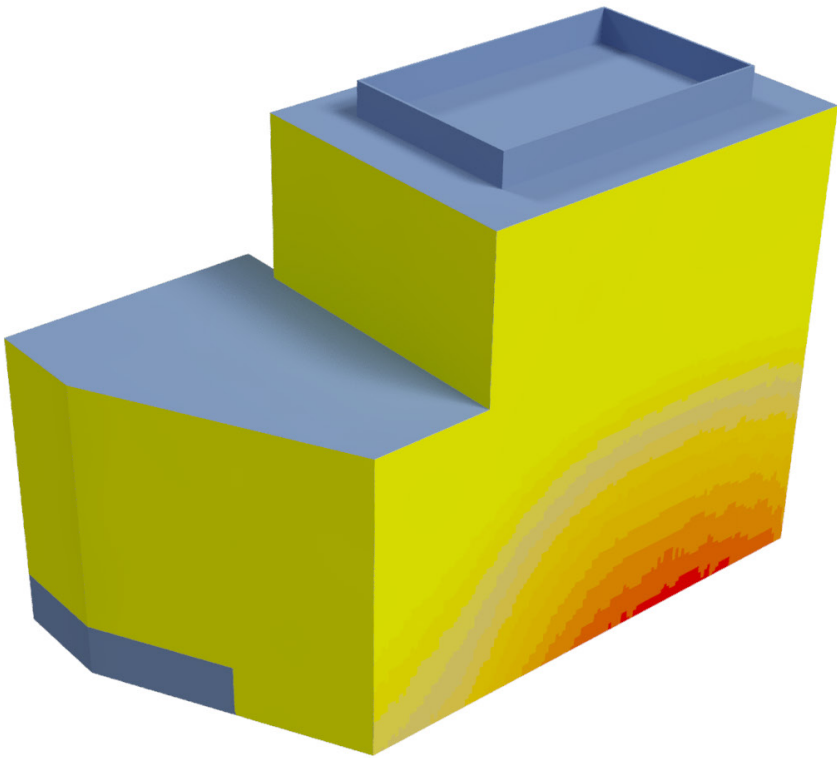
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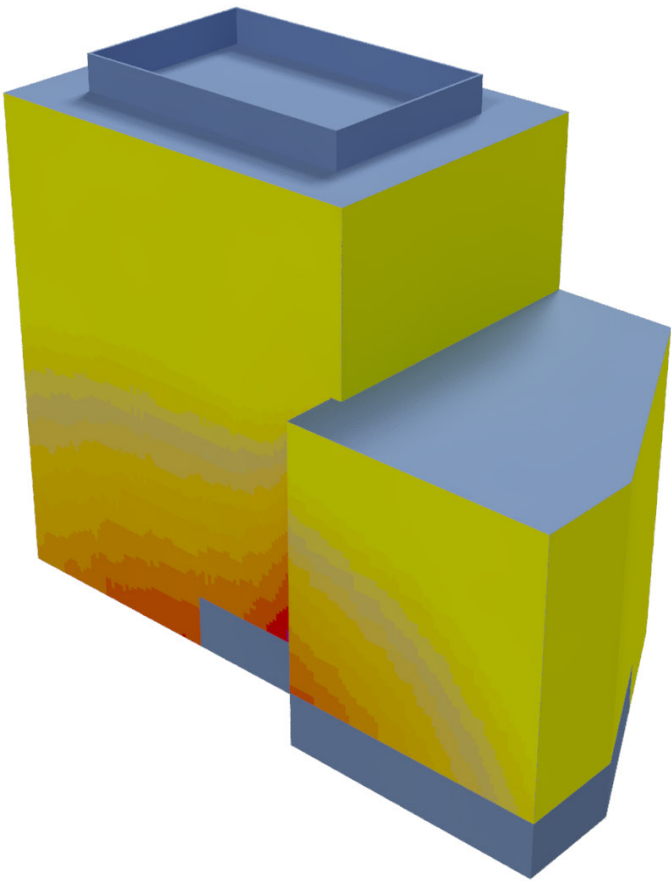
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B5 - South Eastern View



B5 - South Western View

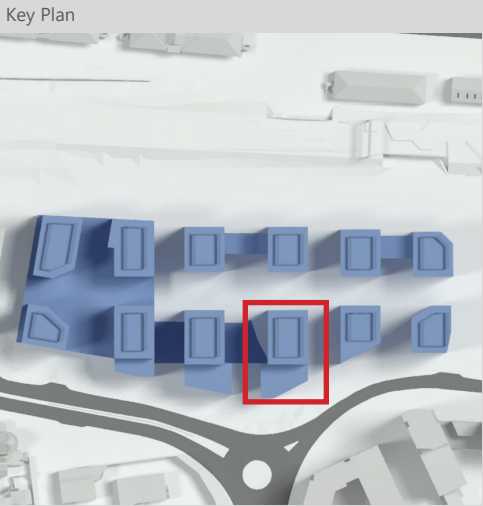
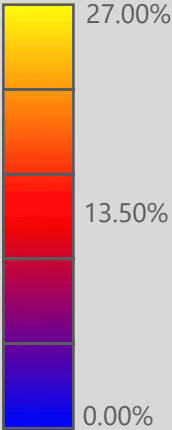


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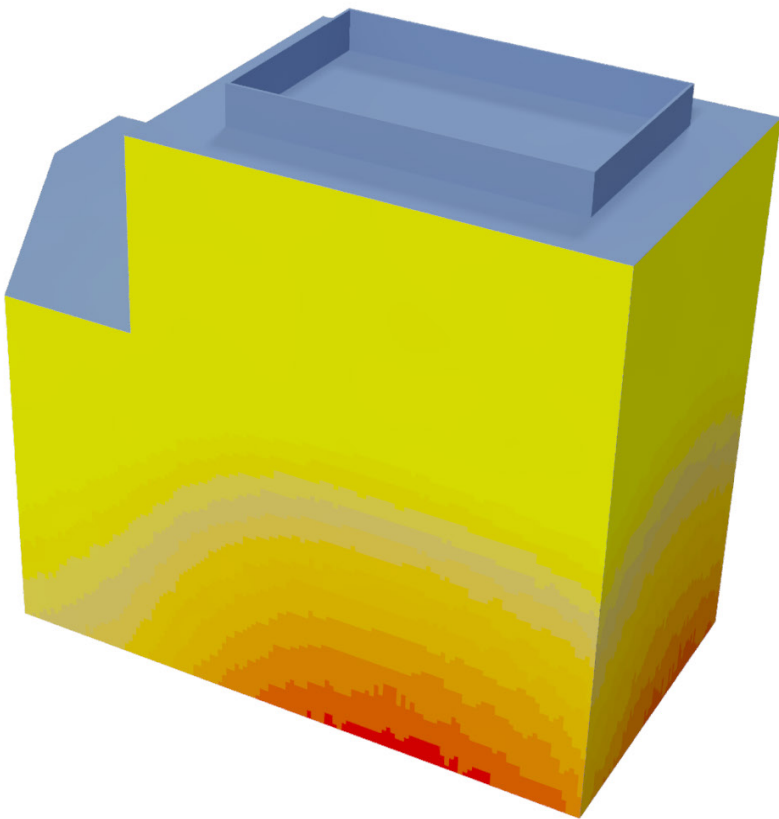
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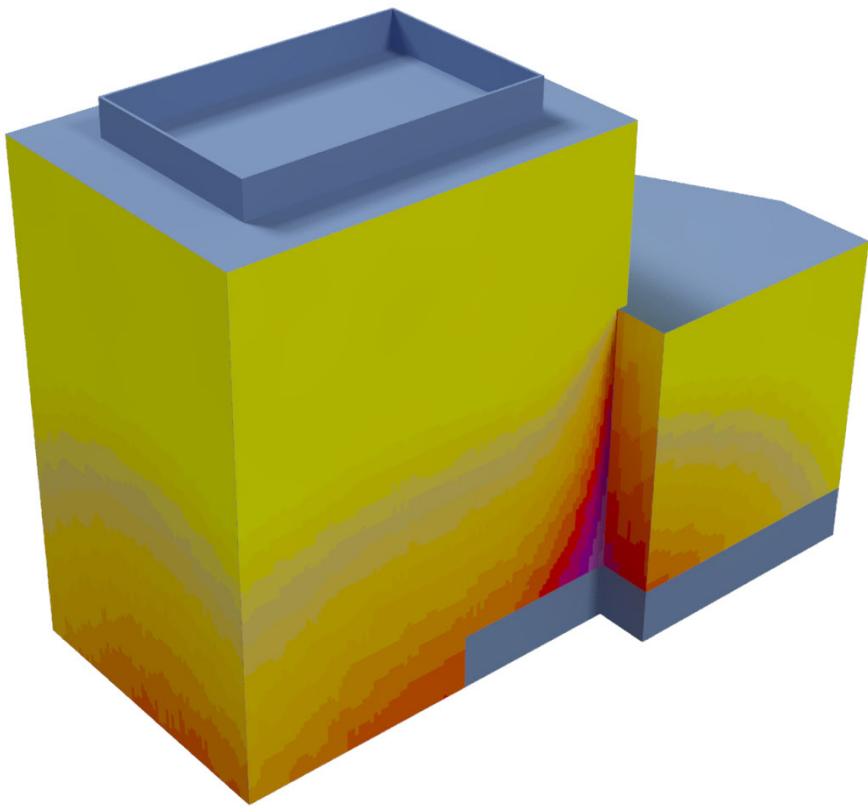
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B5 - North Western View

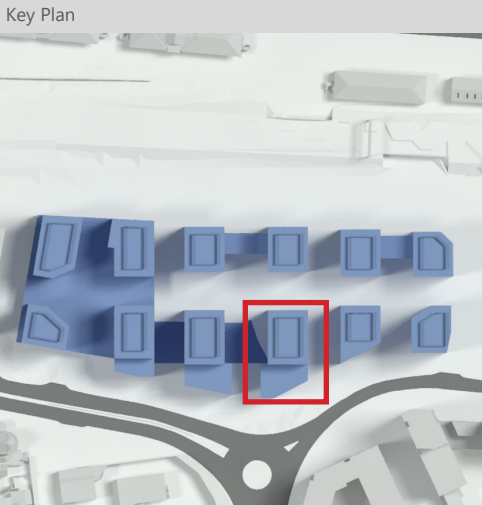
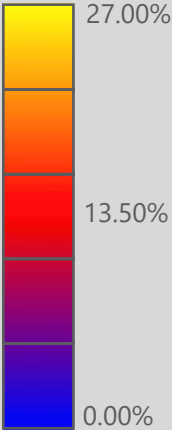


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Received 13/09/2021

Squire & Partners
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MAX PARAMETER MODEL.dwg
Received 07/07/2025
18111-0701-KingsMeadowView-DAS-P02.pdf
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Site Photographs



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Reading

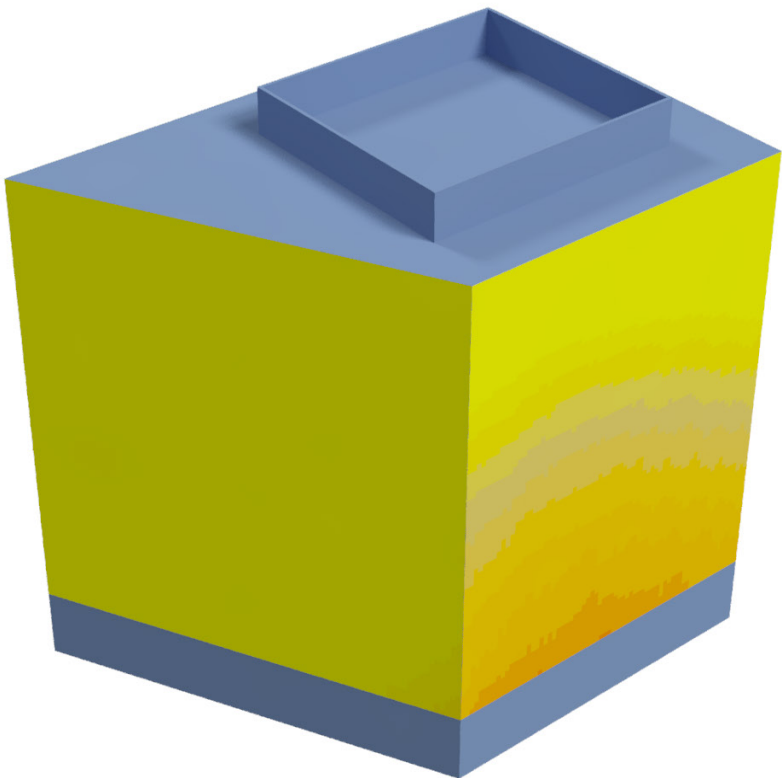
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VSC Facade Study

Drawn JG Checked --

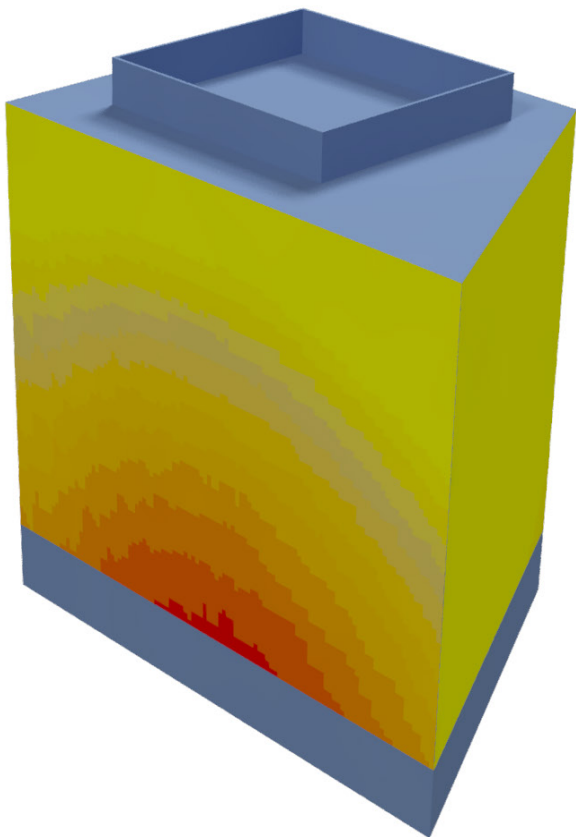
Date 13/10/2025 Project 4142

Rel no. 09 Prefix FS01 Page no. 12

B6 - South Eastern View



B6 - South Western View

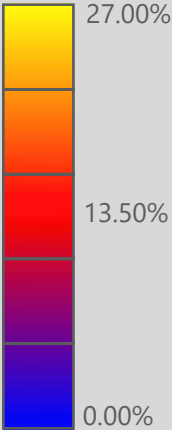


Sources of information

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

Squire & Partners
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Reading

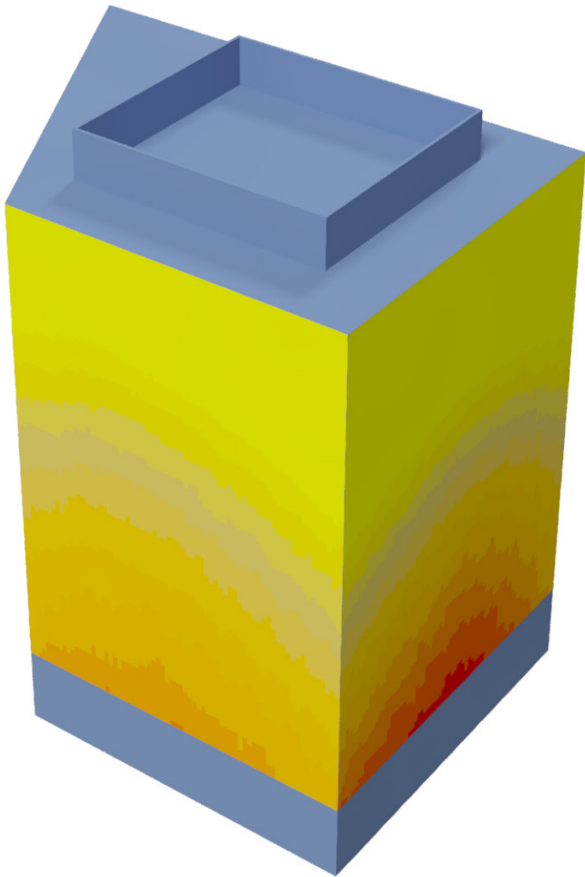
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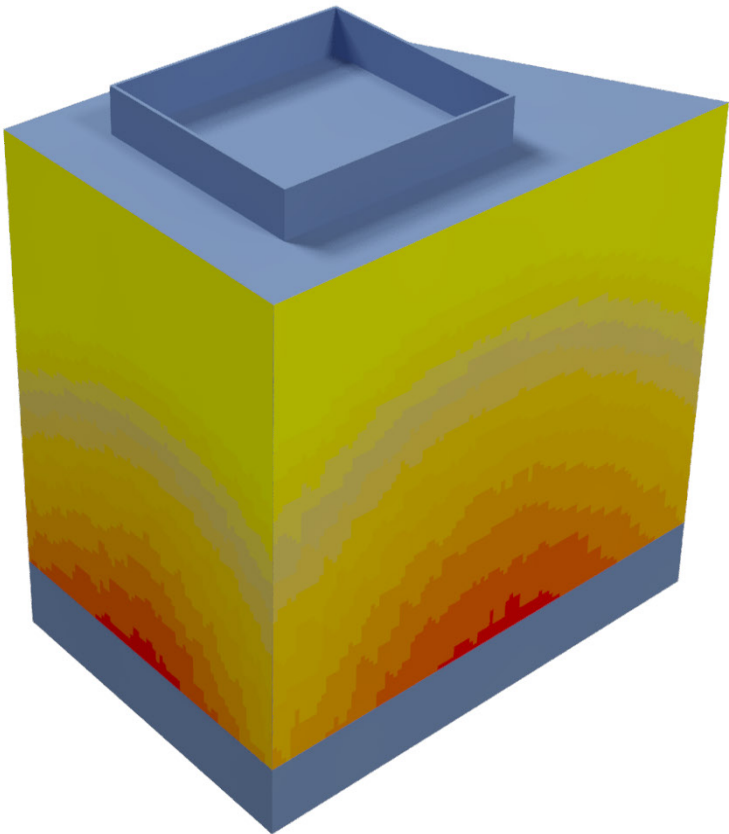
Date 13/10/2025 Project 4142

Rel no. 09 Prefix FS01 Page no. 13

B6 - North Eastern View



B6 - North Western View

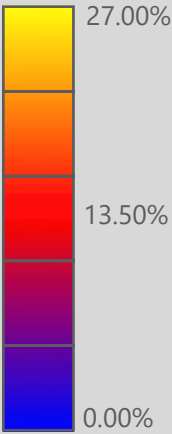


Sources of information

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

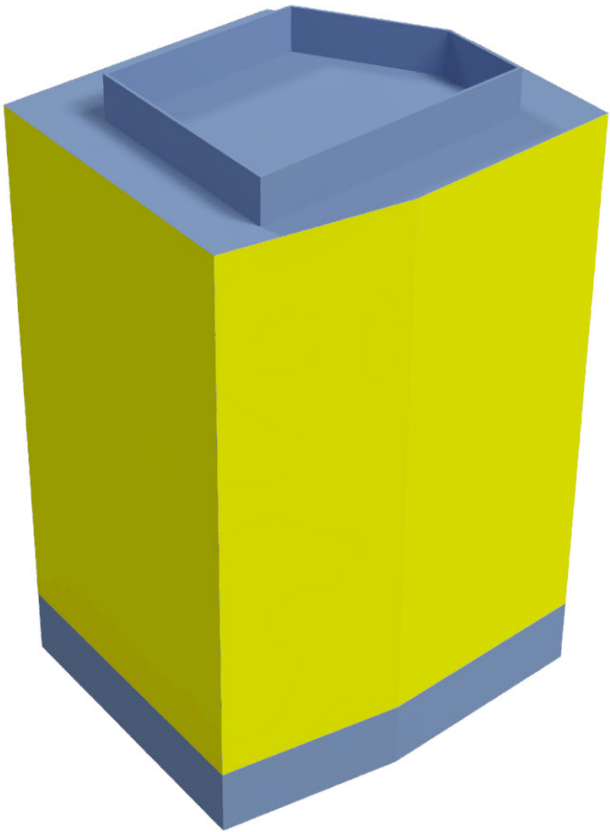
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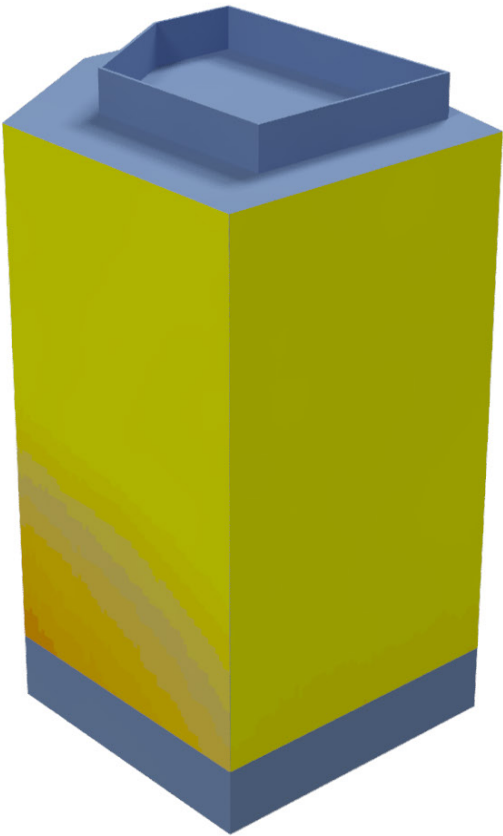
Date 13/10/2025 Project 4142

Rel no. 09 Prefix FS01 Page no. 14

B7 - South Eastern View



B7 - South Western View

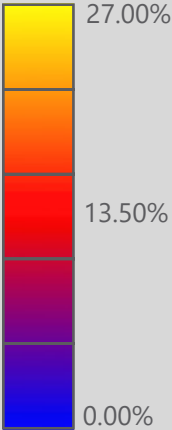


Sources of information

Cloud 10 Ltd
0659 Forbury Retail Park Reading 13-09-21.
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Received 01/10/2025

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Site Photographs



Project Forbury Retail Park
Reading

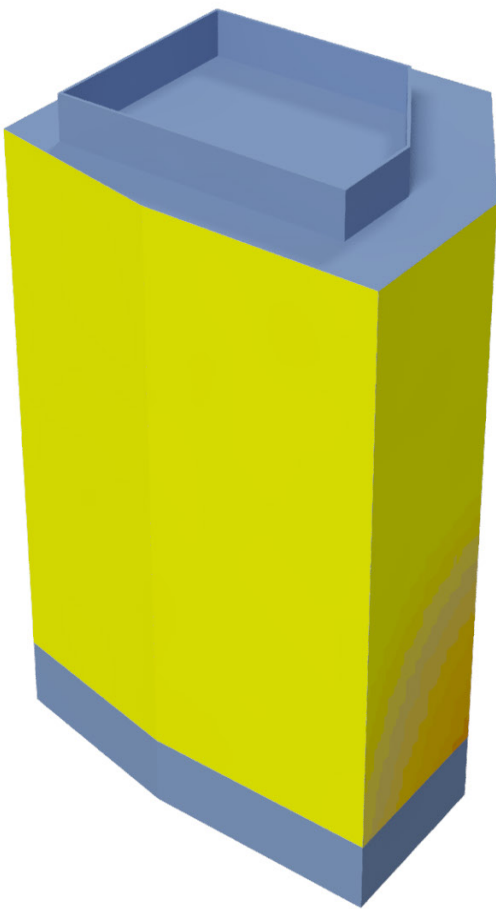
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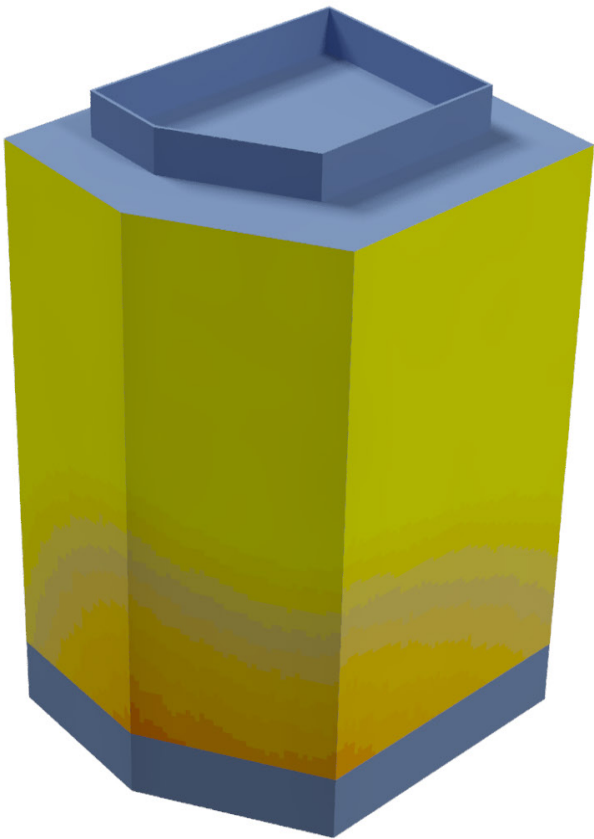
Date 13/10/2025 Project 4142

Rel no. 09 Prefix FS01 Page no. 15

B7 - North Eastern View



B7 - North Western View

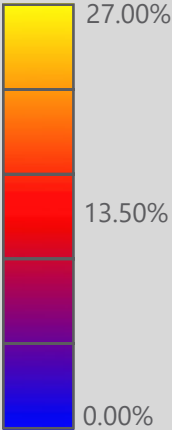


Sources of information

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

Squire & Partners
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Site Photographs



Project Forbury Retail Park
Reading

Title B7
VSC Facade Study

Drawn	Checked
JG	--

Date	Project
13/10/2025	4142

Rel no.	Prefix	Page no.
09	FS01	16



Appendix 3

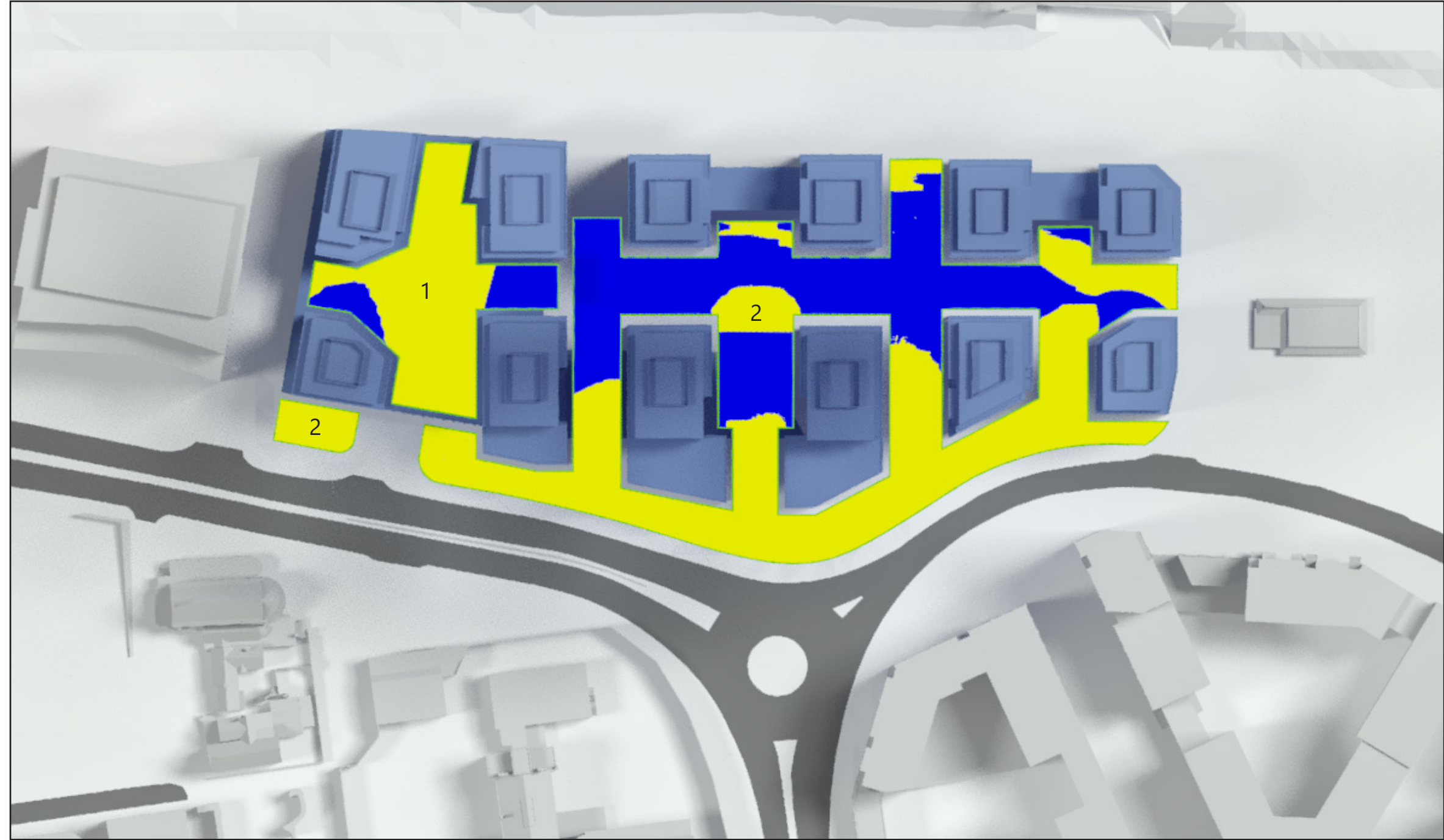
Results of the sunlight amenity assessment

Sources of information

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

Squire & Partners
All models.dwg
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18111-SQP-12-ZZ-M3-A-00012_V3.rvt
18111-SQP-LG-ZZ-M3-A-00011.rvt
Received 21/08/2025

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Site Photographs
Ordnance Survey



Area	Total Area (sq.m)	Area recieving more than two hours of sun	
		(m²)	%
1. Private Podium Amenity	1963.51	1598.35	81
2. Public Amenity	7948.82	4631.39	58
Total	9912.33	6229.74	63

YES

NO

BRE's Sun On Ground
Area seing at least two
hours of sunlight

Day: 21st March
Latitude: 51.4°N
Effective day length: 10 hours
*Min solar angle 10°
(BR209 3.3.8)

Key			
		Proposed Development	
		Area of assessment	
Project		Forbury Retail Park Reading	
Title		Sunlight Amenity Study Proposed 21st March	
Drawn		TR	Checked --
Date		19/09/2025	Project 4142
Rel no.		Prefix	Page no.
08		SA01	01

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Squire & Partners

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NORTH

A simple compass rose with a circle and a vertical line pointing upwards, labeled 'NORTH' above it.

100

Project

Title

Drawn

Checked

—

Date _____

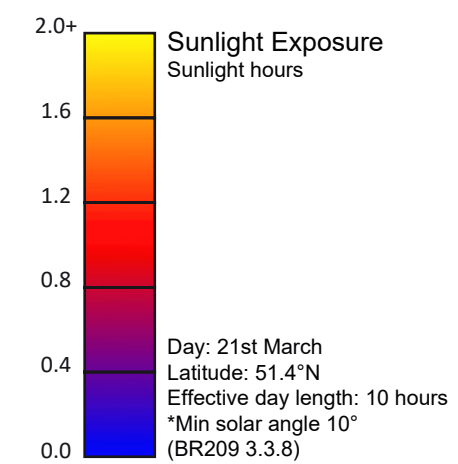
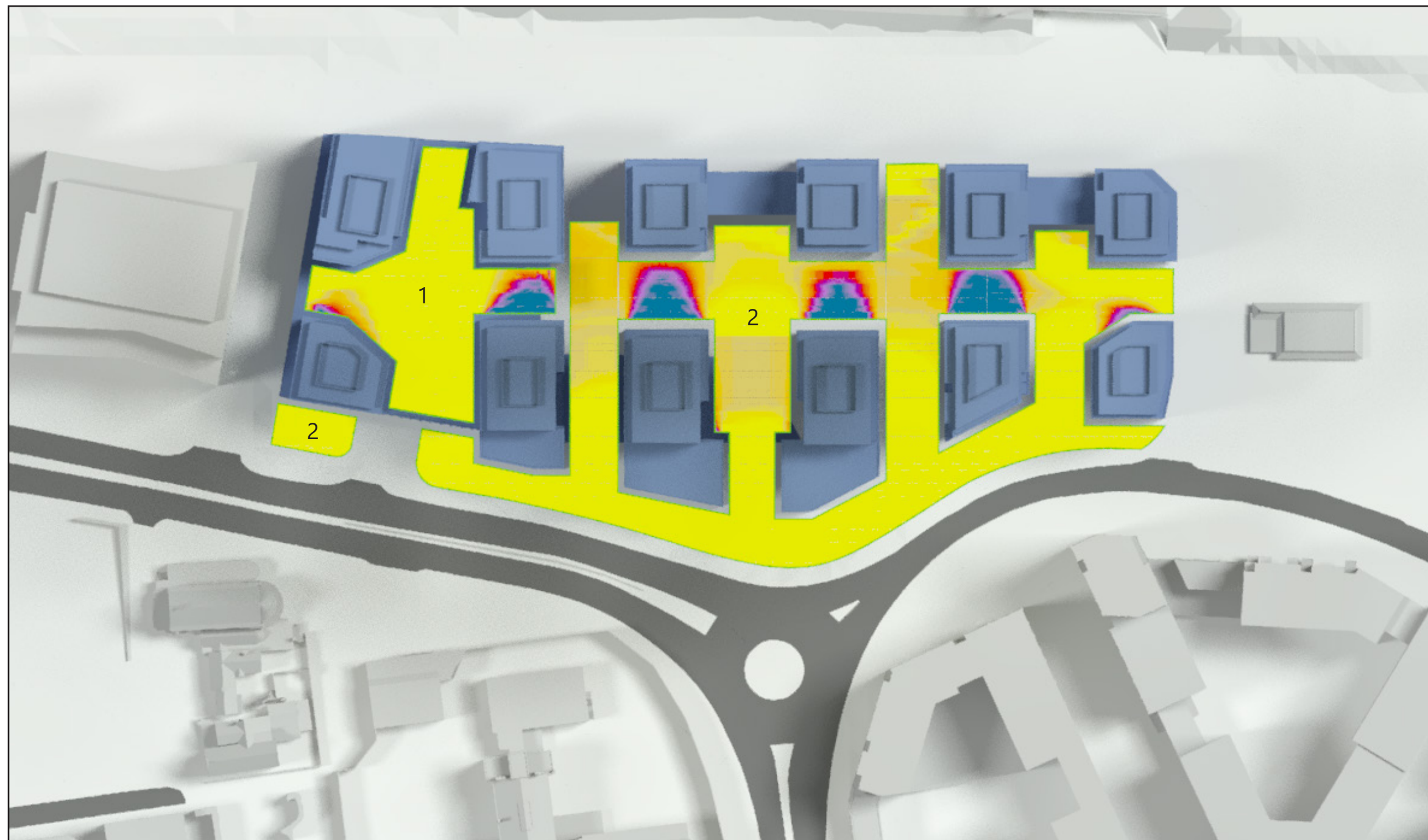
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Prefix

Page no.

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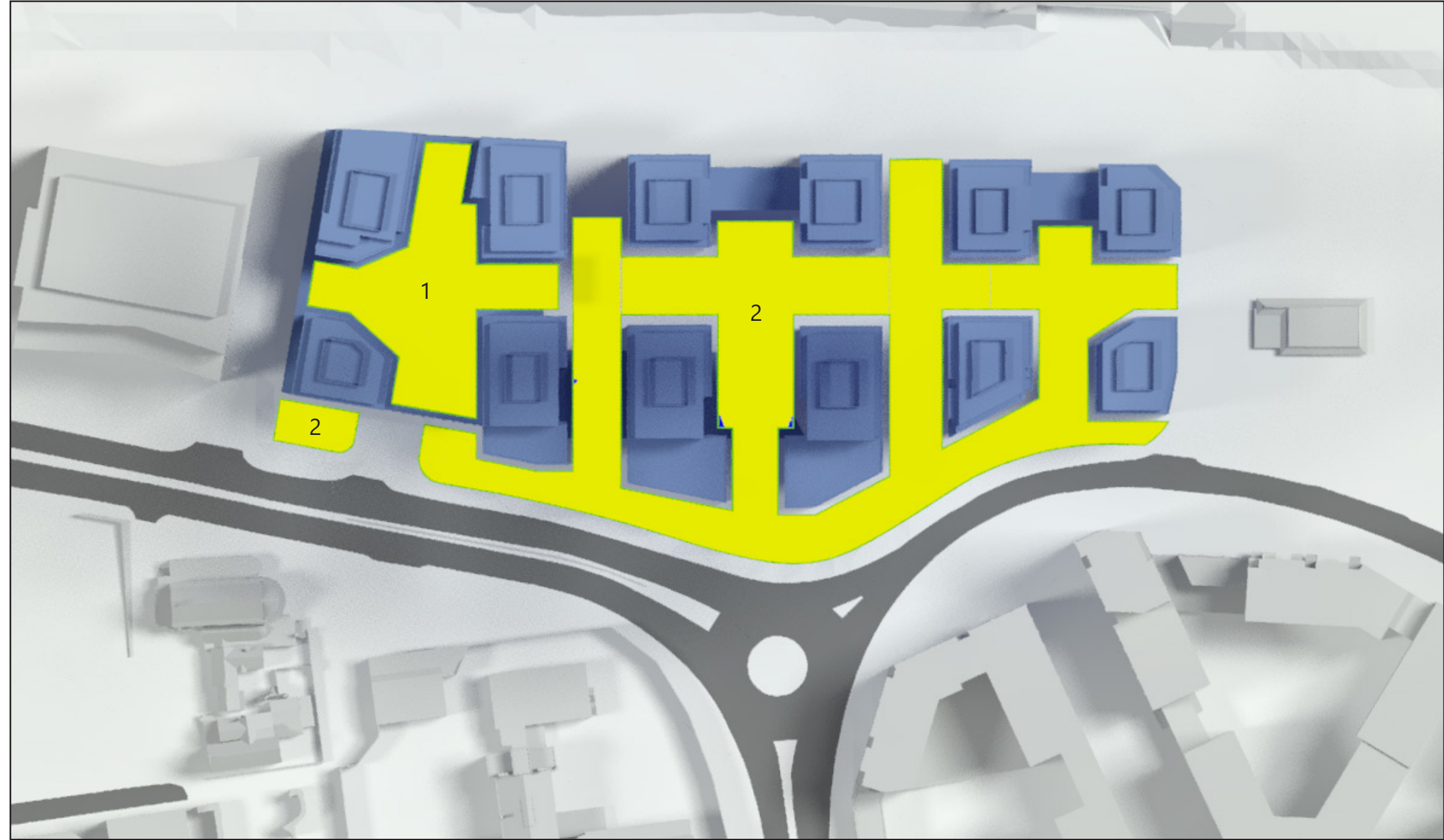


Sources of information

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

Squire & Partners
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18111-SQP-LG-ZZ-M3-A-00011.rvt
Received 21/08/2025

EB7 Ltd
Site Photographs
Ordnance Survey



Area	Total Area (sq.m)	Area recieving more than two hours of sun	
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Total	9912.33	9912.33	100

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BRE's Sun On Ground
Area seing at least two
hours of sunlight

Latitude: 51.4°N
Effective day length: 10 hours
*Min solar angle 10°
(BR209 3.3.8)

Key	
	Proposed Development
	Area of assessment
Project	
Forbury Retail Park Reading	
Title	
Sunlight Amenity Study Proposed 21st June	
Drawn	Checked
TR	--
Date	Project
19/09/2025	4142
Rel no.	Page no.
08	01