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Reading Borough Council
Civic Offices,
19 Bridge St,
Reading, RG1 2LU

28 May 2026

Dear Sirs,

Re: The redevelopment of Forbury Retail Park, Reading (PL/25/1706)

1.1 Introduction

1.1.1 We (eb7) write in response to the assessment review prepared by BRE concerning the proposed redevelopment at Forbury Retail Park, Reading ((PL/25/1706) and its potential impact on the neighbouring residential properties, solar glare and daylight/sunlight availability with the proposals themselves. BRE's review is based on a review of our most recent Daylight and Sunlight report dated January 2026 and EIA chapter dated November 2025.

1.2 Methodology and interpretation of BRE Guidance

1.2.1 BRE have raised no technical concerns in relation to our methodology, and they have confirmed that our assessments have been undertaken fully in accordance with the BRE guidance, "*Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (2022)"*. This acknowledgement is important, as it establishes that there is no dispute over the robustness of our technical approach and application of the BRE guidelines.

1.2.2 The BRE Guide is clear that its numerical targets are intended as guidelines rather than rigid standards, and should be applied with flexibility and professional judgment, taking account of site-specific circumstances. This is particularly relevant in urban locations such as this, where lower levels of daylight and sunlight are typical and are often accepted as part of the necessary balance between delivering much-needed housing and managing proposed residential amenity.

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Summary of main points of note or clarifications

1.2.3 Below, we have provided a detailed response to each of the specific points raised by BRE in their assessment review dated 14th April 2026. Our responses draw directly upon the findings of our EIA chapter and Daylight & Sunlight report, the methodology endorsed by the BRE Guidelines, and the established principles of applying those guidelines flexibly in dense urban contexts.

BRE comment	Eb7 Response
There appears to be missing data in the solar glare appendix, as diagrams for the maximum massing scheme and viewpoints A01 to A03 for the illustrative scheme are not included.	The corresponding images for the Maximum Parameters scenario and images A01–A03 within the Illustrative scenario are attached to this technical note. The images were used to describe the impacts within the submitted chapter, within section 11.7.18 – 11.7.83. As these confirm and corroborate the findings, these images do not constitute new information within the submission.
Analysis of potential sunlight provision to future dwellings has not been included. At least an initial façade study should be carried out at this stage.	The BRE assessment indicated that sunlight availability be checked as part of the outline application. The report does acknowledge that sunlight is orientation specific and that north facing facades would be naturally limited for sunlight provision. East and west facing facades would be limited to receiving direct sunlight in the morning and afternoon respectively. eb7 have carried out an assessment of sunlight to the outline massing in a similar way to the vertical sky component façade studies as requested by BRE. The full results of this assessment are included in the appendices of this note. The SE facade study demonstrates that the proposed development performs strongly across the majority of its building facades, with south-west and south-east facing elevations in particular achieving high levels of sunlight exposure consistently above the 60–90-minute range as indicated by the predominantly yellow colouration across these faces. It is important to contextualise these results correctly: the visualisations illustrate sunlight

	exposure across every discrete point on the external facade surface, which represents a significantly more granular and demanding test than that required by BRE guidance and the relevant planning policy framework. The applicable target of 1.5 hours of sunlight on the 21st March requires only that individual apartment — rather than every window or facade point within the scheme — achieve that threshold. The results should therefore be read as demonstrating the overall solar quality of the proposed massing rather than as a pass/fail grid. Individual rooms and windows would be assessed as part of the reserved matters application **South-West and South-East Orientations** Buildings with south-west and south-east facing facades, including B1, B2, B5, B6, and B7, demonstrate particularly strong solar exposure performance. These elevations are dominated by yellow tones across the majority of their surface area, indicating sunlight receipt well in excess of the 1.5-hour target for the majority of the facade. B6 and B7 in particular exhibit an exceptionally clean and consistent gradient of high solar exposure across their entire south-facing elevations, with minimal areas of low performance even at lower floors. This suggests that apartments within these blocks with any southward-facing habitable rooms will comfortably meet and exceed the 1.5-hour guideline. **Building-Specific Observations** B2 and B3 exhibit slightly more varied performance across their facades owing to their position within the wider massing arrangement, with some orange and red tones visible at lower levels on certain faces. Nevertheless, the upper floors of these buildings achieve strong solar access, and the mixed-exposure lower floors reflect the reality of an urban grain rather than any fundamental design deficiency.

	B4 shows a more complex solar pattern consistent with its recessed massing and articulated form, though south and west-facing elements continue to perform well. B7, as an apparently slenderer and more isolated element at the eastern end of the scheme, achieves the highest and most uniform solar exposure of all the proposed buildings, with bright yellow coverage across virtually all south-facing facade area in both the SE and SW views. **Conclusion** Taken in the round, the facade study provides compelling visual evidence that the proposed scheme has been designed with solar access as a material consideration. The south-west and south-east orientated apartments across the majority of the scheme will readily achieve the 1.5-hour BRE sunlight target at the apartment level. The study should be read alongside any internal sunlight exposure or Daylight Factor/Illuminance analysis as part of the detailed application to provide the complete picture; the facade-level visualisations however serve as a clear indicator of the scheme's overall solar quality and the care taken in the design of the proposed massing. The BRE assessment report and published guidelines acknowledges that sunlight to northern facing elevations is more limited which further indicates the acceptability of the high level of compliance with regards to the elevations which are orientated within 90 degrees of due south.
Solar glare should be quantitively analysed in more detail when building layouts and façade materials are proposed.	Detailed solar glare assessment will be undertaken at the detailed design stage once the building form and façade materials have been confirmed. This will include a technical assessment of potential disability glare impacts, including calculations of veiling illuminance for scenarios where reflected sunlight may fall within 10 degrees of the line of sight of an affected receptor. Where potentially significant effects are identified, appropriate

	mitigation measures will be considered and reported accordingly.
Results suggest that sunlight provision to proposed external areas would meet the BRE guidelines. *However, these results involve large areas assessed as one space.* *The south of the development site would be well sunlit. Areas in the middle and north of the scheme, between blocks, have the potential to be poorly sunlit. Individual areas such as children's play spaces or areas designed for sitting out should be assessed separately. Shadow plots at various times of day and year could be included, at least at a detailed design stage, in line with the advice in the BRE Report.*	The BRE assessment report acknowledges the high levels of compliance and good sunlight levels to the amenity provision commutatively but has requested that this is considered on a more granular basis. This granularity would form part of the assessments for the reserved matters application however, in response to BRE's comments, EB7 have produced a revised drawing (SA05, dated 01/05/2026) which overlays the Illustrative Masterplan prepared by Squire & Partners directly onto the sunlight exposure analysis for 21st March. This approach allows the sunlight hour values to be read in direct relation to each identified landscape zone — including the Plummery Gardens, Eastern Square, Central Woodland Garden, Green Streets, and Western Courtyard — without requiring arbitrary subdivision of the assessment areas which are not yet fully fixed. The resulting composite image provides a clear and legible indication of the solar quality available to each part of the proposed public and private amenity provision and directly addresses BRE's concern that large areas were being assessed as single spaces. EB7 confirm that a full and detailed sunlight amenity assessment — including shadow plots at representative times of day and at the key BRE test dates of 21st March, 21st June and 21st December — will be carried out and submitted as part of any reserved matters application, in full accordance with the advice set out in BR 209 (4th Edition). That assessment will evaluate individual spaces against their intended use and character and will include the specific analysis of play areas and seated amenity spaces that BRE has requested. The outline stage analysis has demonstrated that the proposed massing and layout is fundamentally

	sound in solar amenity terms and provides a robust basis upon which a detailed landscape design can be developed with confidence that the scheme's amenity spaces will perform well.

Table 1 - Eb7 responses to BRE's comments raised in their assessment report dated 14/04/2026

1.3 Conclusion

1.3.1 This note has been prepared by EB7 in direct response to the comments raised by BRE following their review of the daylight, sunlight and solar amenity assessments submitted in support of the outline planning application for Forbury Retail Park, Reading. Each of BRE's points has been addressed in turn, and the following summarises the additional work undertaken and commitments given.

1.3.2 In response to the identified omission in the solar glare appendix, the missing viewpoint images (A01–A03) have been added to the appendices of this document, completing the illustrative scheme glare assessment as originally intended. A detailed quantitative solar glare assessment, including veiling illuminance calculations where reflections may fall within 10 degrees of the line of sight, will be carried out at the detailed design stage once building form and facade materials have been confirmed as reserved matters stage.

1.3.3 In response to BRE's request for an initial assessment of sunlight provision to future dwellings, EB7 have carried out a facade-level Solar Exposure (SE) study across all seven proposed building blocks (B1–B7). The results demonstrate that south-west and south-east facing facades perform strongly, with the majority of facade surface area receiving sunlight well in excess of the 1.5-hour BRE target on 21st March. The study confirms that the proposed massing has been developed with solar access as a material design consideration.

1.3.4 In response to BRE's comments regarding the sunlight amenity assessment, a revised drawing (SA05) has been produced which overlays the Illustrative Masterplan directly onto the sunlight exposure analysis, enabling the solar performance of each individual landscape zone to be read clearly without requiring arbitrary subdivision of areas whose precise configuration remains subject to detailed design. This drawing demonstrates that the southern amenity areas and primary public realm are well sunlit, and that the broader layout provides ample opportunity to locate play and sitting-out spaces within zones of strong solar access. A full detailed amenity assessment, including shadow plots at multiple times of day across the key BRE test dates, will be submitted with any reserved matters application.

1.3.5 Taken together, the additional work presented in this note and its appendices demonstrates that the proposed development is fundamentally sound in daylight, sunlight and solar amenity terms at the outline stage, and that the applicant's team is fully committed to carrying the assessment through to the level of detail that BRE and the relevant guidance require as the scheme progresses.

Yours sincerely,

Harry Gregory

Associate Director

For and on behalf of eb7 Limited

Appendix 1

Solar Glare images - A01-A03 Ilustrative scheme + All Images Maximum Extents Massing

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Reflected Solar Glare

Forbury Retail Park (illustrative)
Reading

17 September 2025

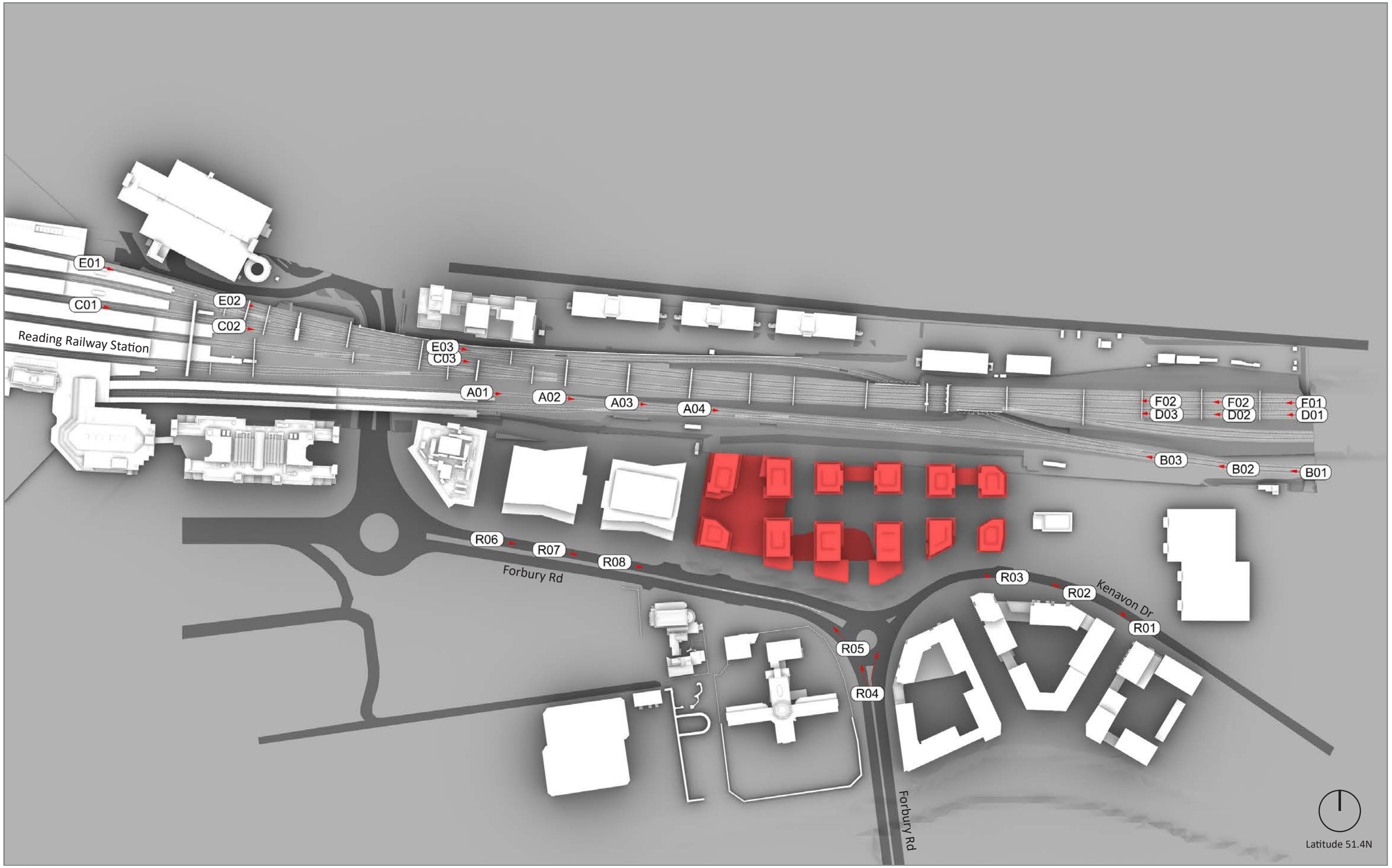


Fig. 1: Site Plan

Site Overview and Viewpoint Location

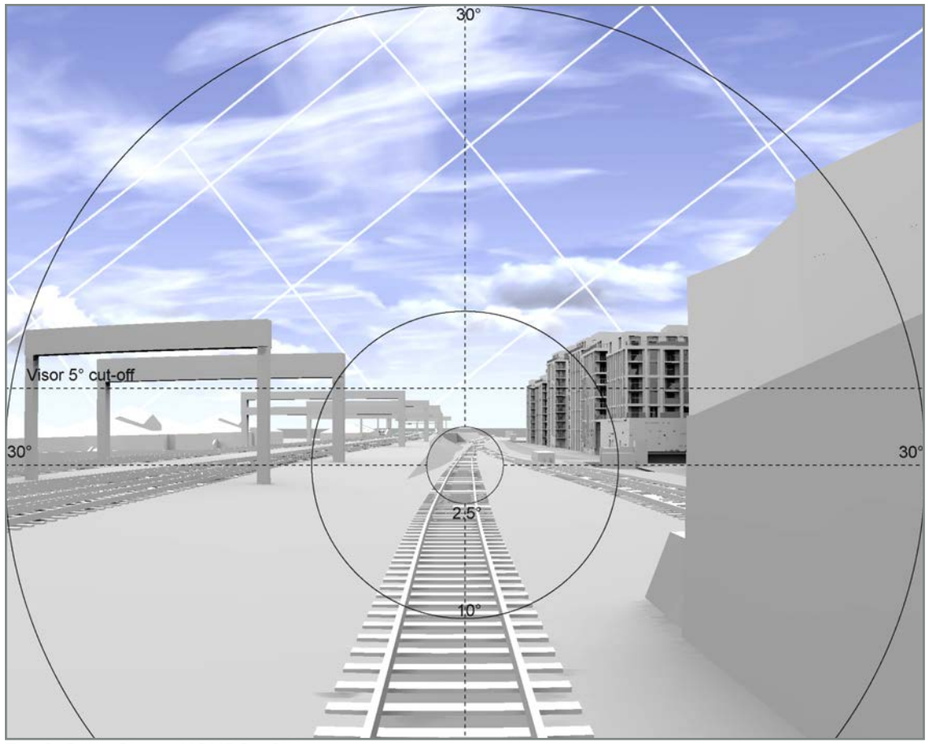


Fig. 2: Solar Glare - HOURS - Close-up

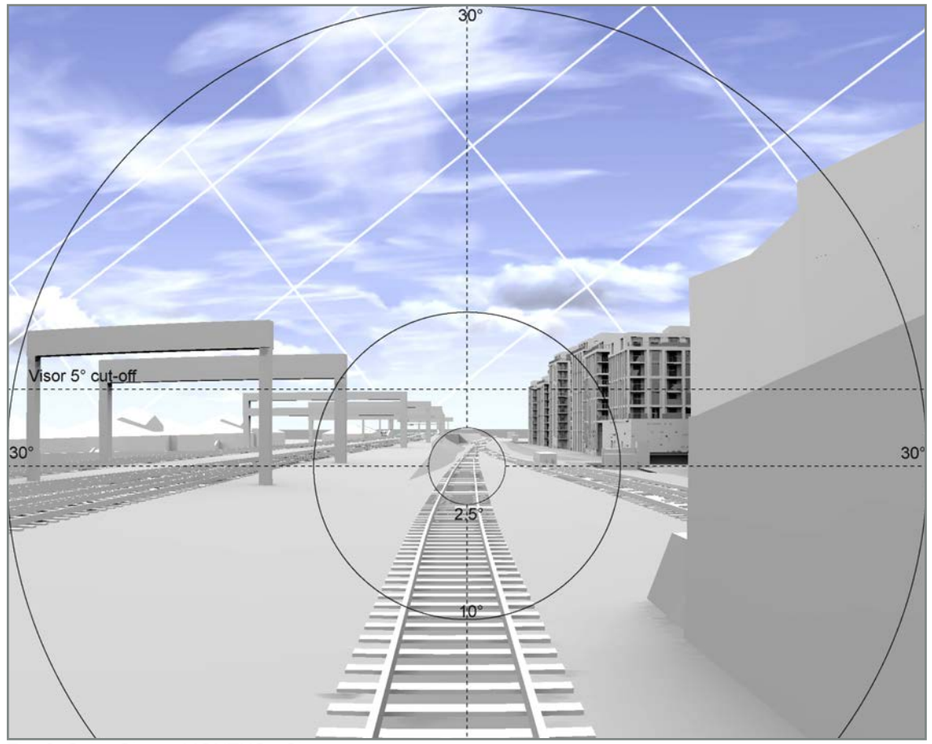


Fig. 3: Solar Glare - MONTHS - Close-up

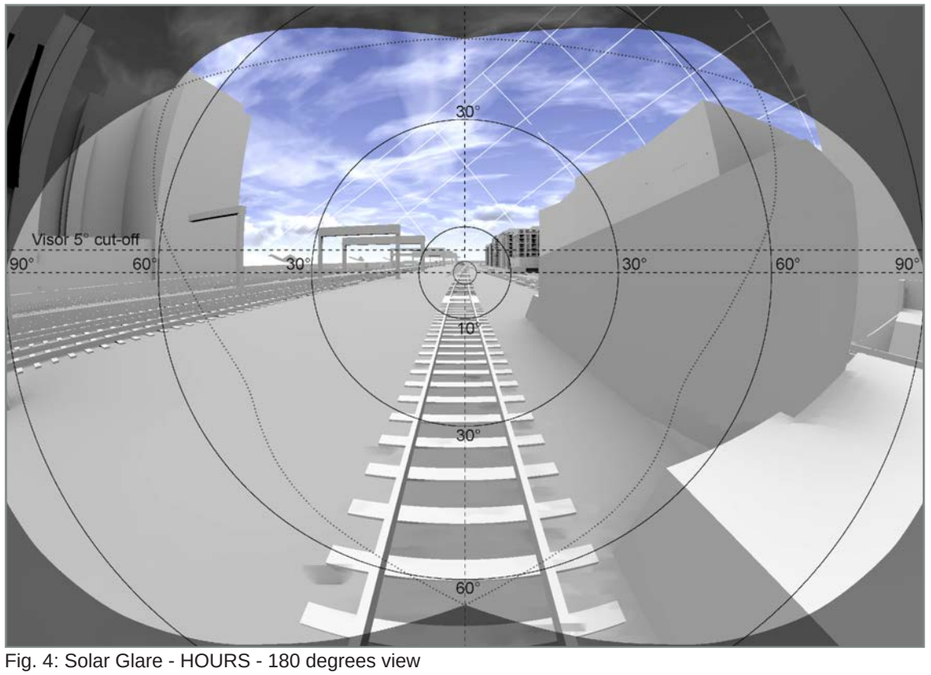
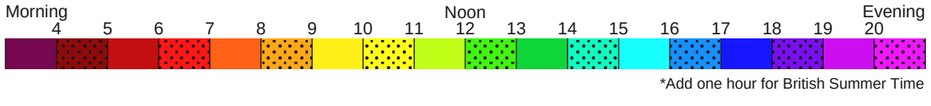


Fig. 4: Solar Glare - HOURS - 180 degrees view



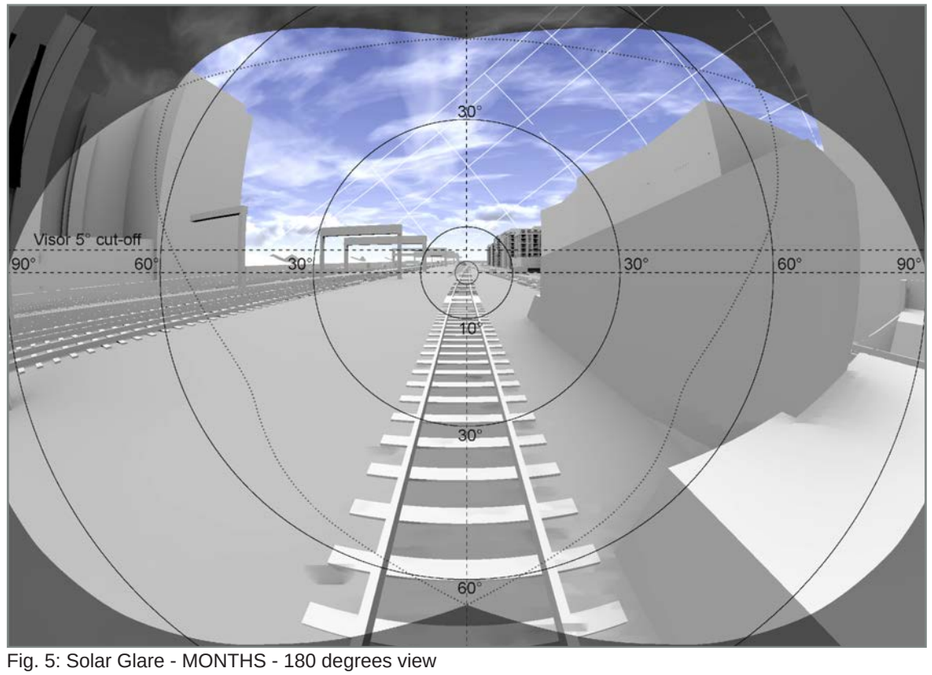
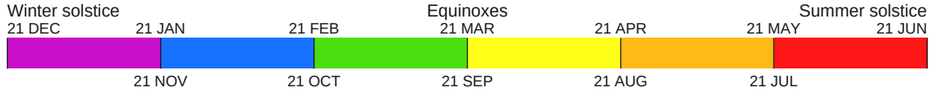


Fig. 5: Solar Glare - MONTHS - 180 degrees view



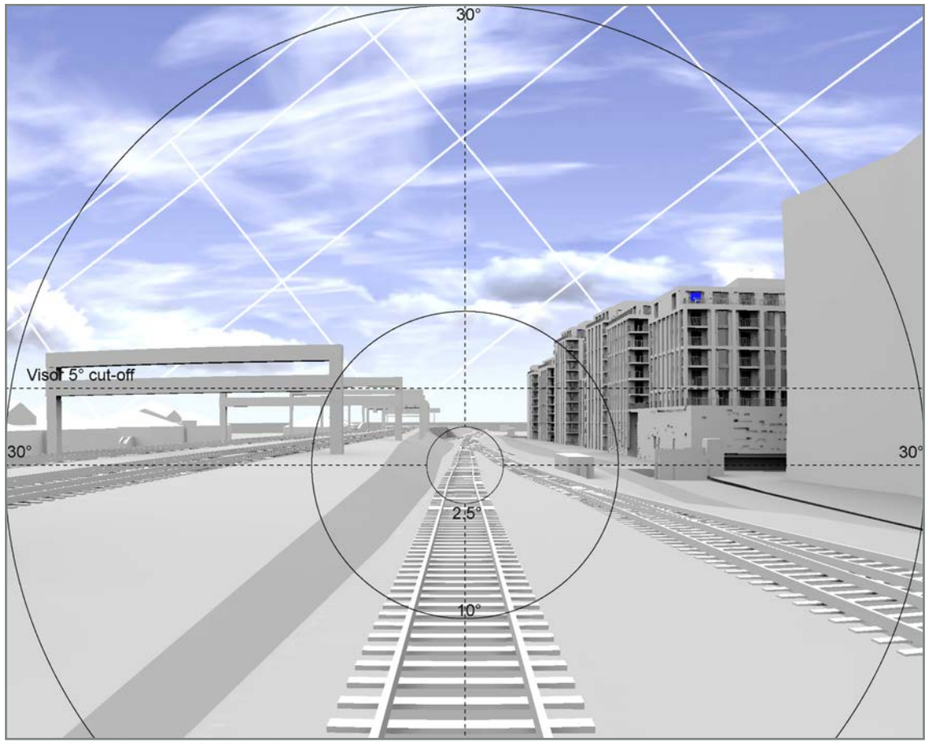


Fig. 6: Solar Glare - HOURS - Close-up

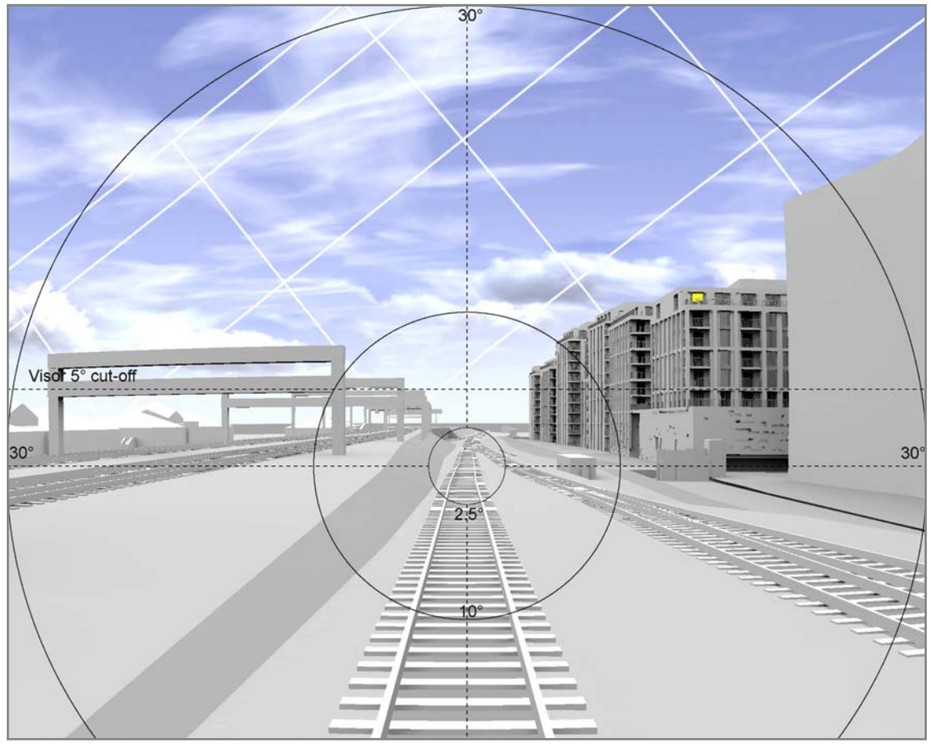


Fig. 7: Solar Glare - MONTHS - Close-up

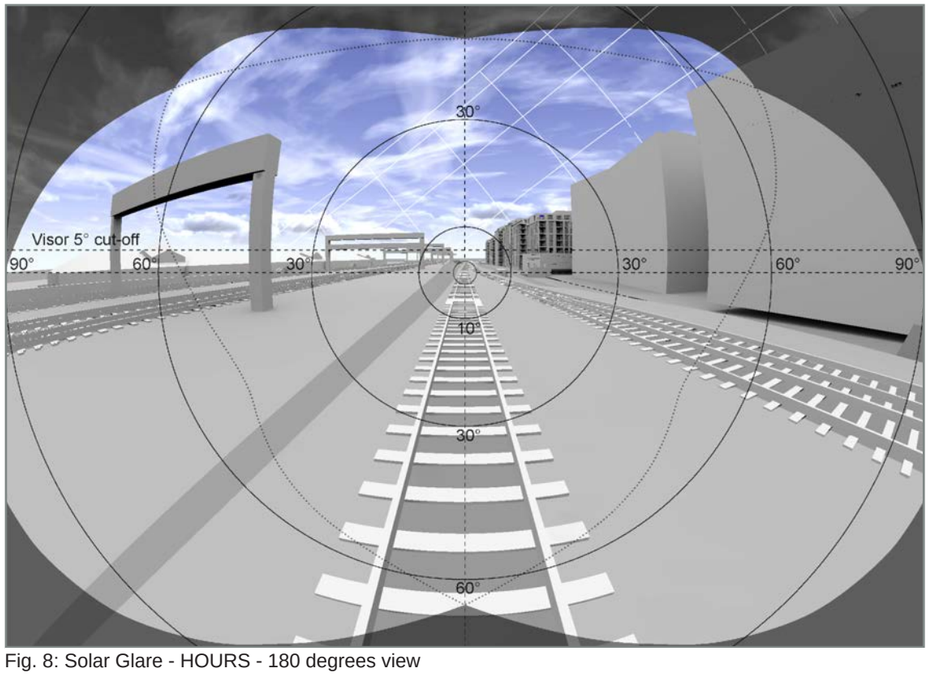
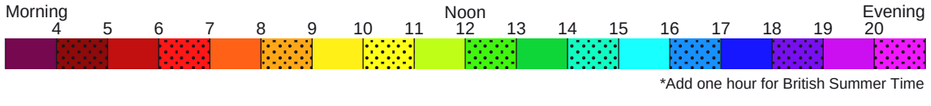


Fig. 8: Solar Glare - HOURS - 180 degrees view



*Add one hour for British Summer Time

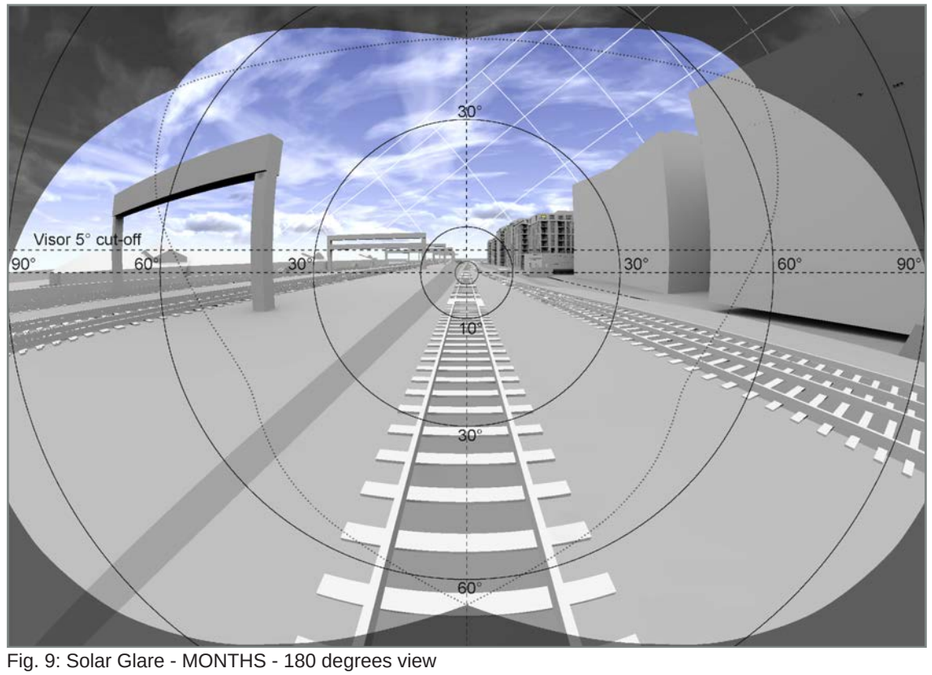
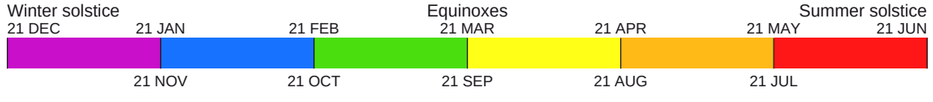


Fig. 9: Solar Glare - MONTHS - 180 degrees view



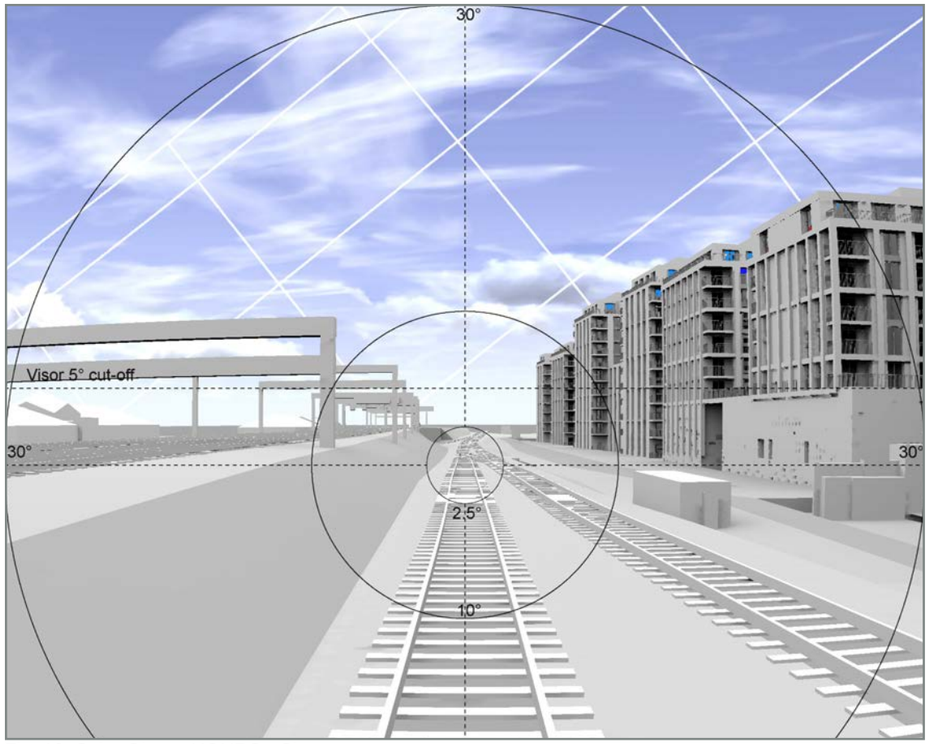


Fig. 10: Solar Glare - HOURS - Close-up

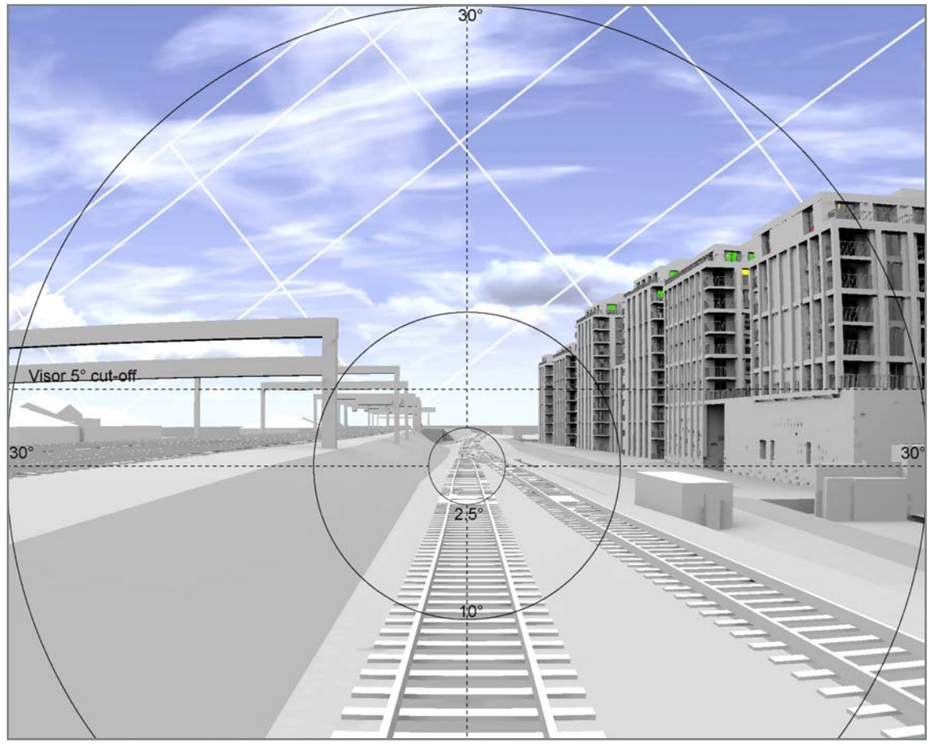


Fig. 11: Solar Glare - MONTHS - Close-up

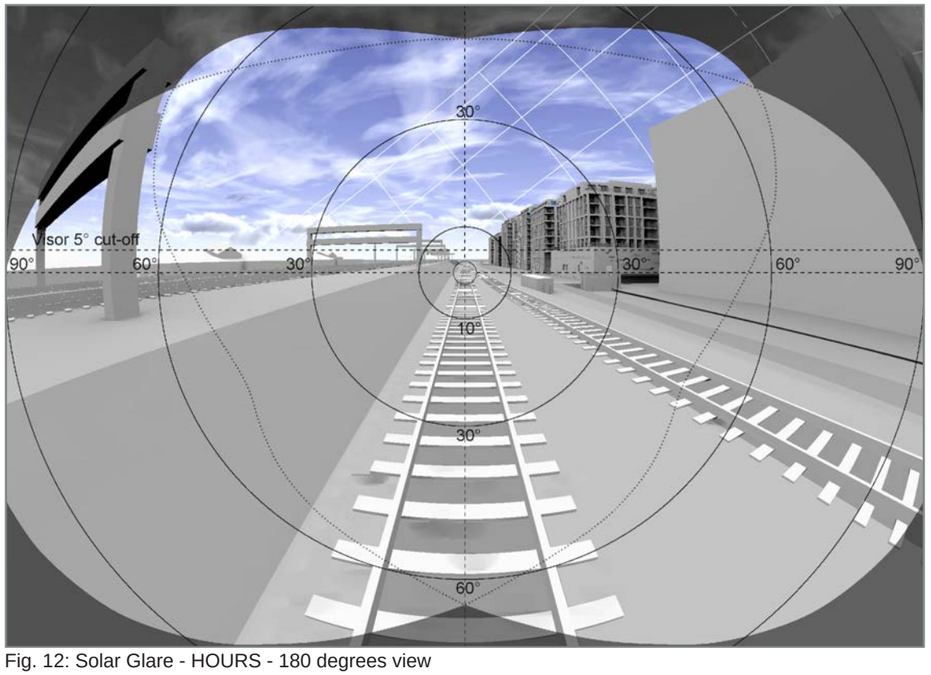
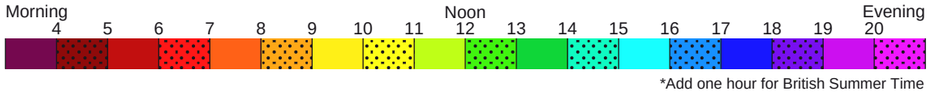


Fig. 12: Solar Glare - HOURS - 180 degrees view



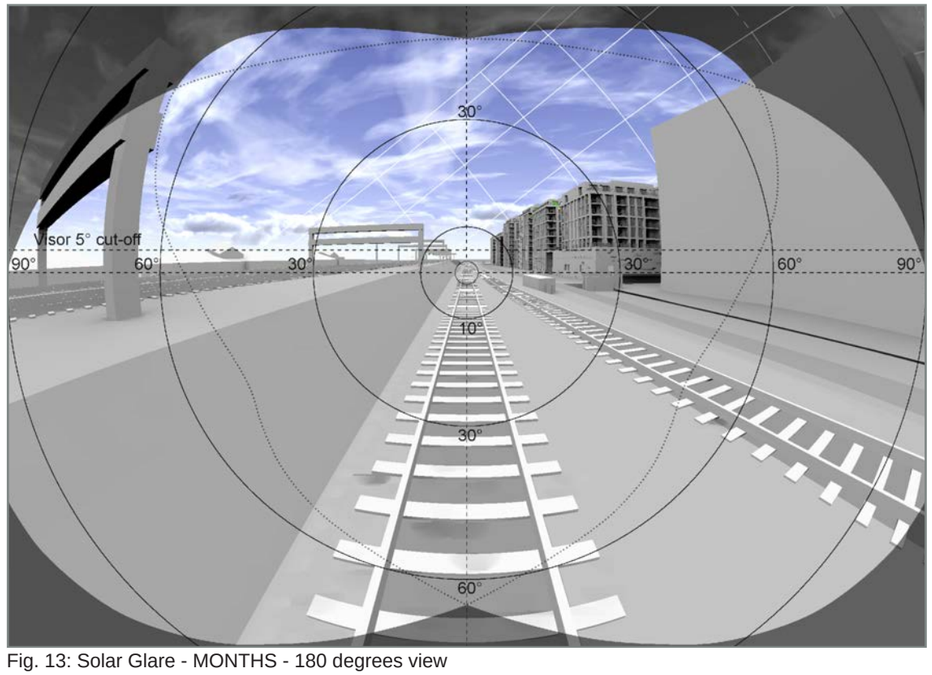
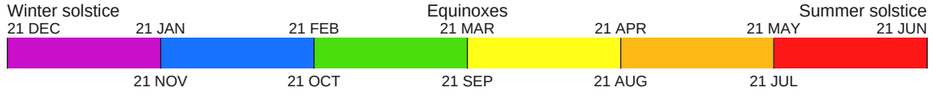


Fig. 13: Solar Glare - MONTHS - 180 degrees view



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Reflected Solar Glare

Forbury Retail Park (maximum)
Reading
17 September 2025

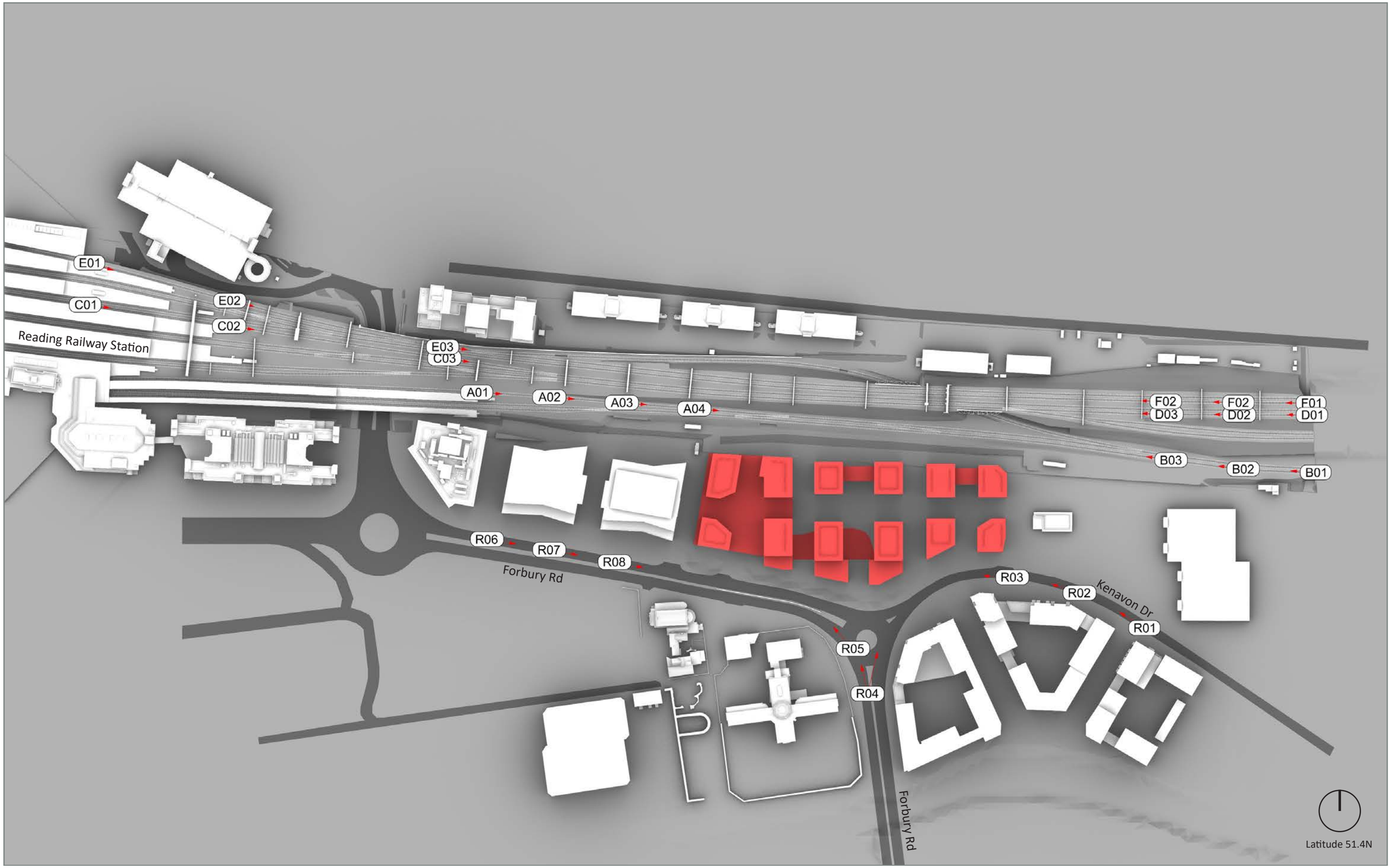


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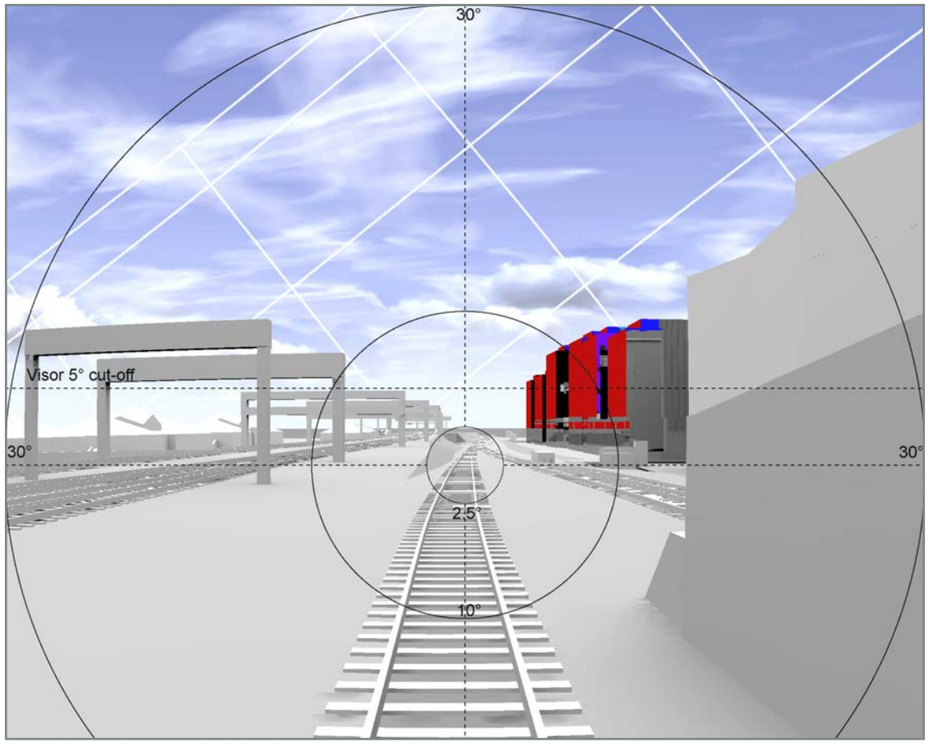


Fig. 2: Solar Glare - HOURS - Close-up

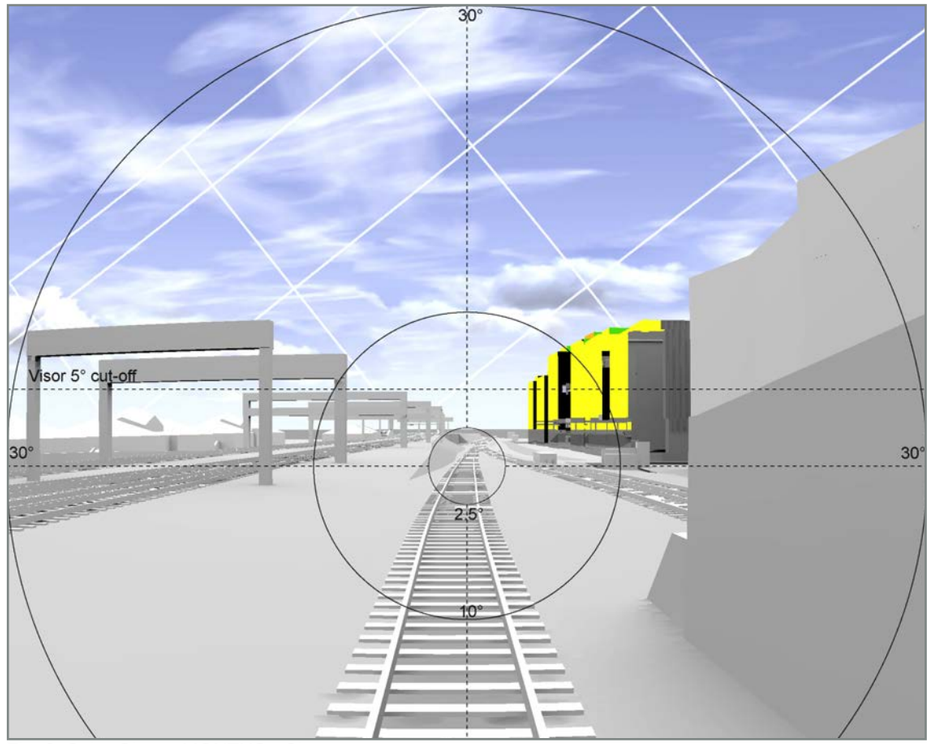


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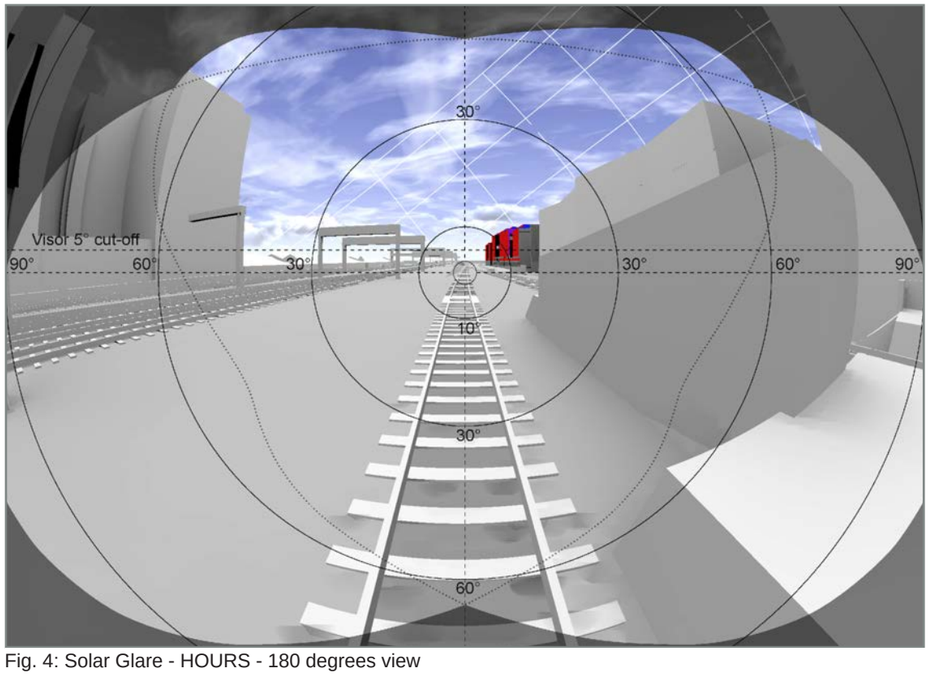
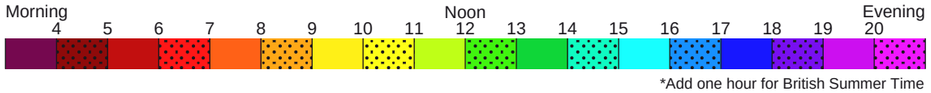


Fig. 4: Solar Glare - HOURS - 180 degrees view



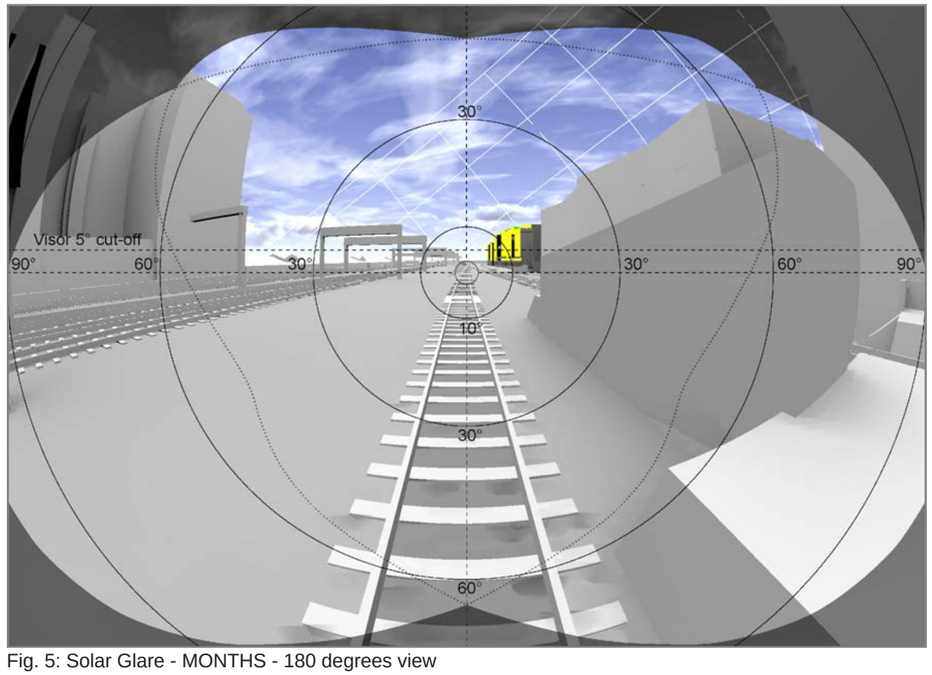
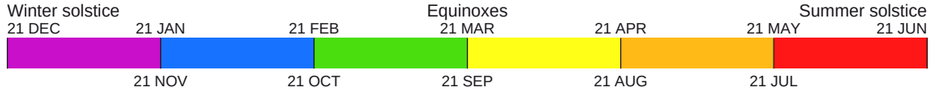


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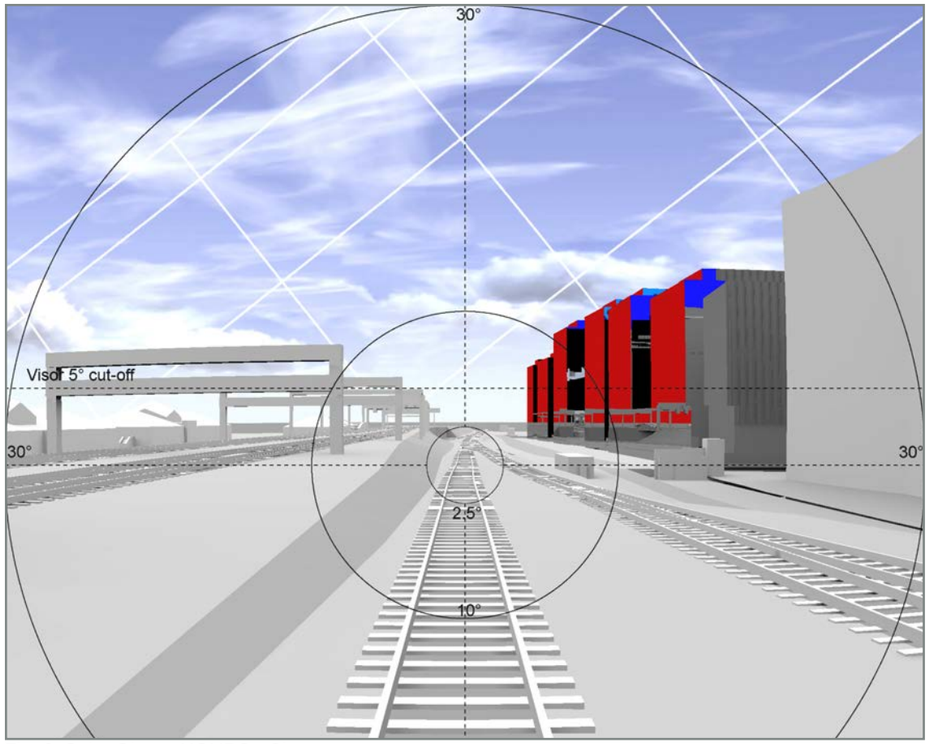


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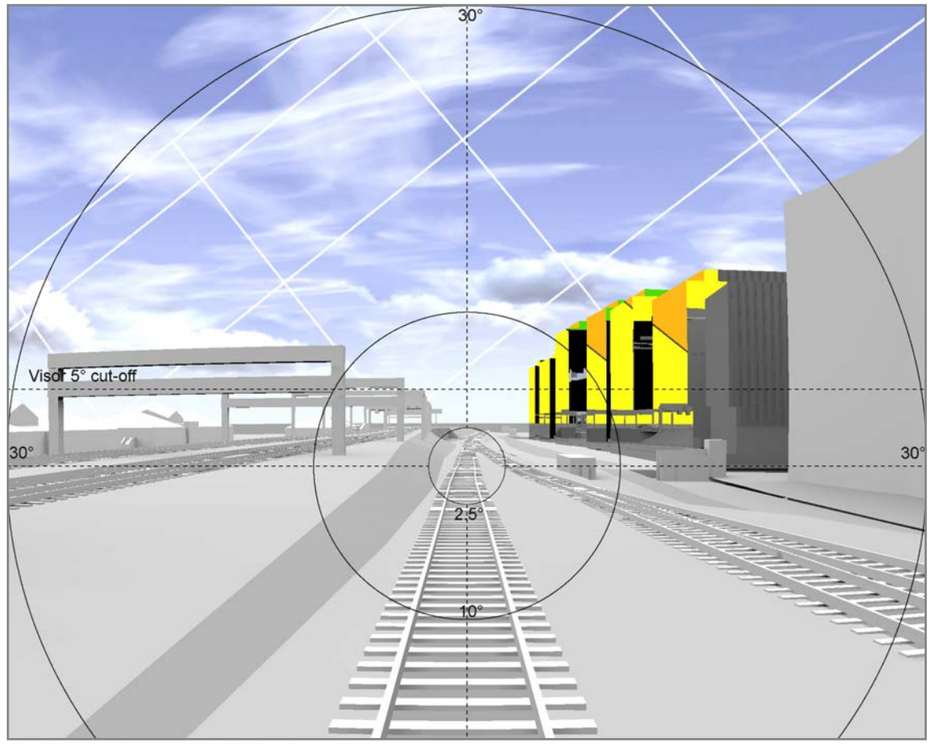


Fig. 7: Solar Glare - MONTHS - Close-up

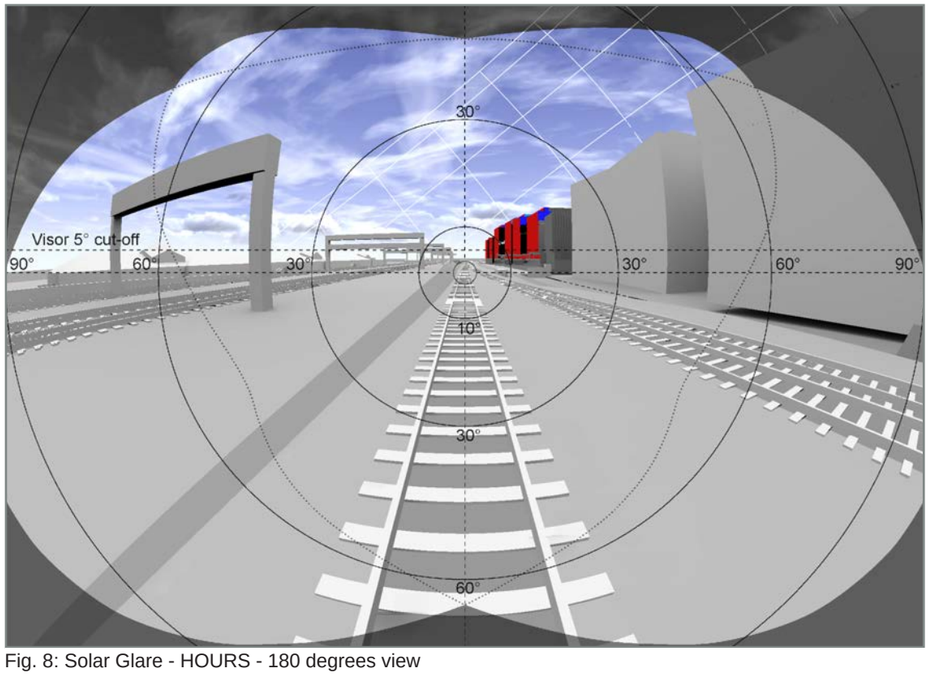
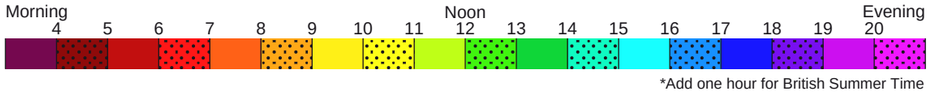


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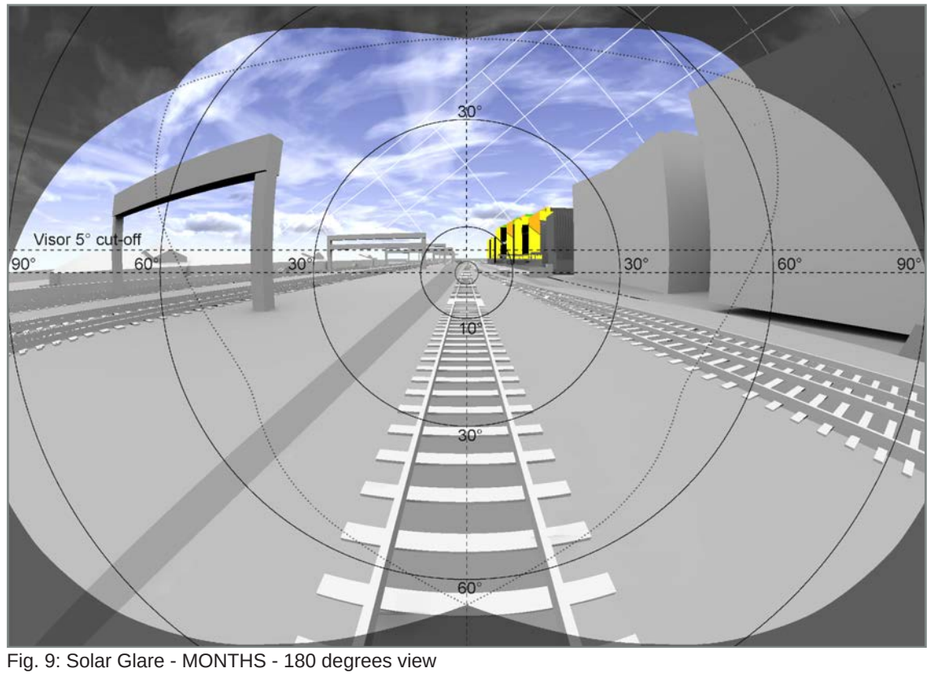
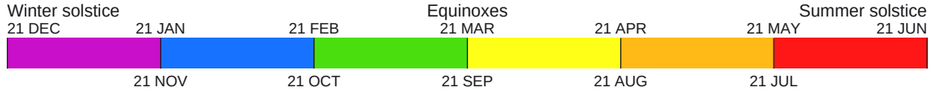


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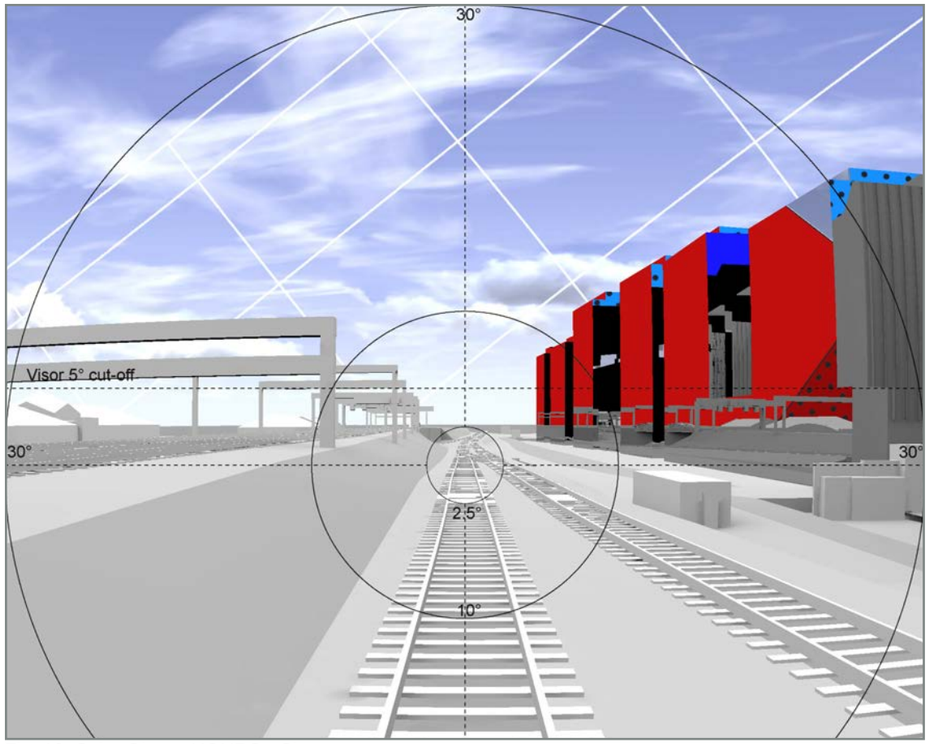


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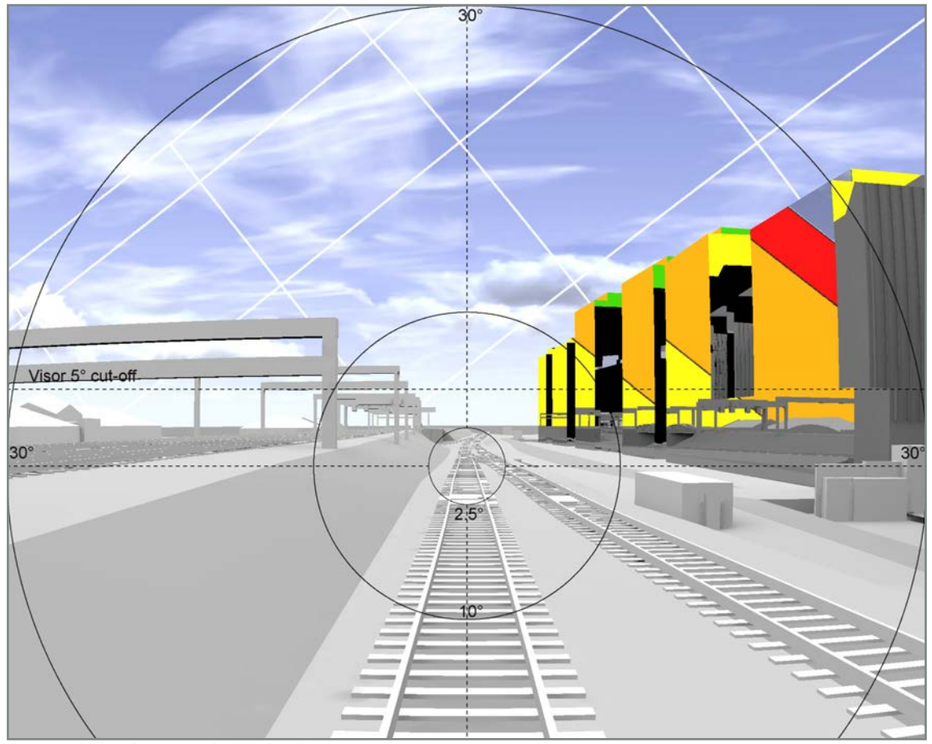


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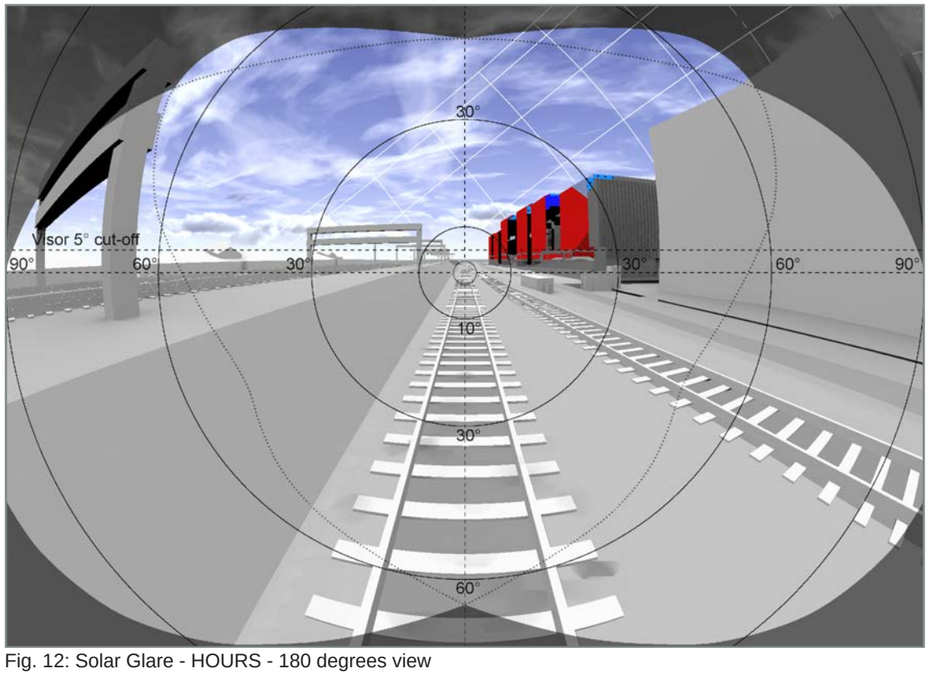
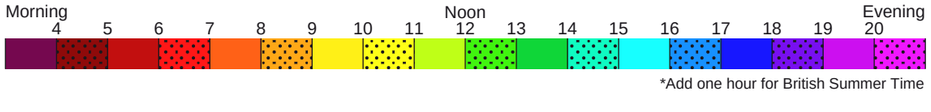


Fig. 12: Solar Glare - HOURS - 180 degrees view



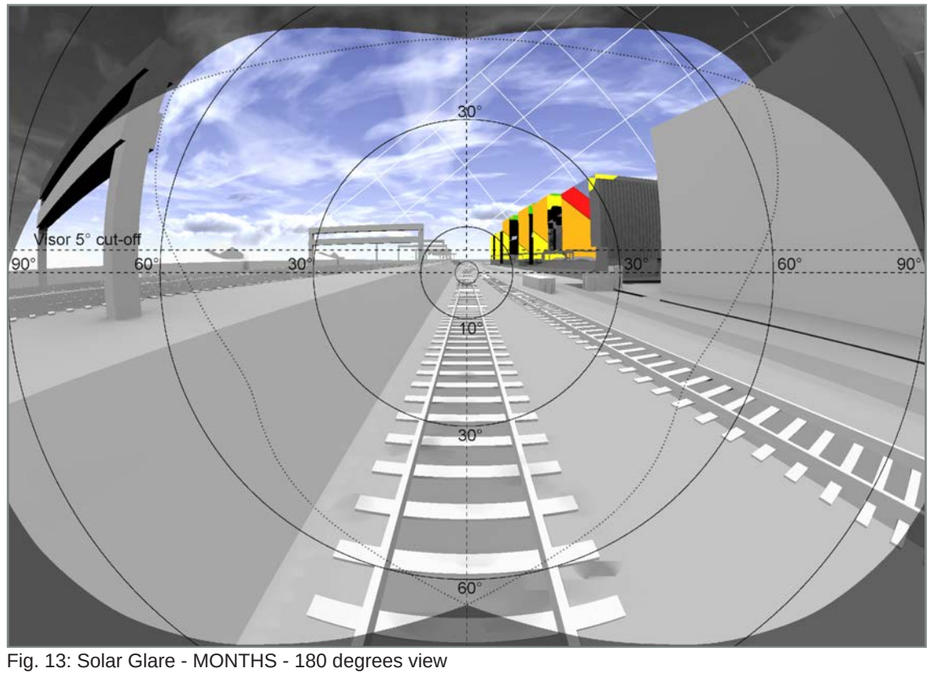


Fig. 13: Solar Glare - MONTHS - 180 degrees view



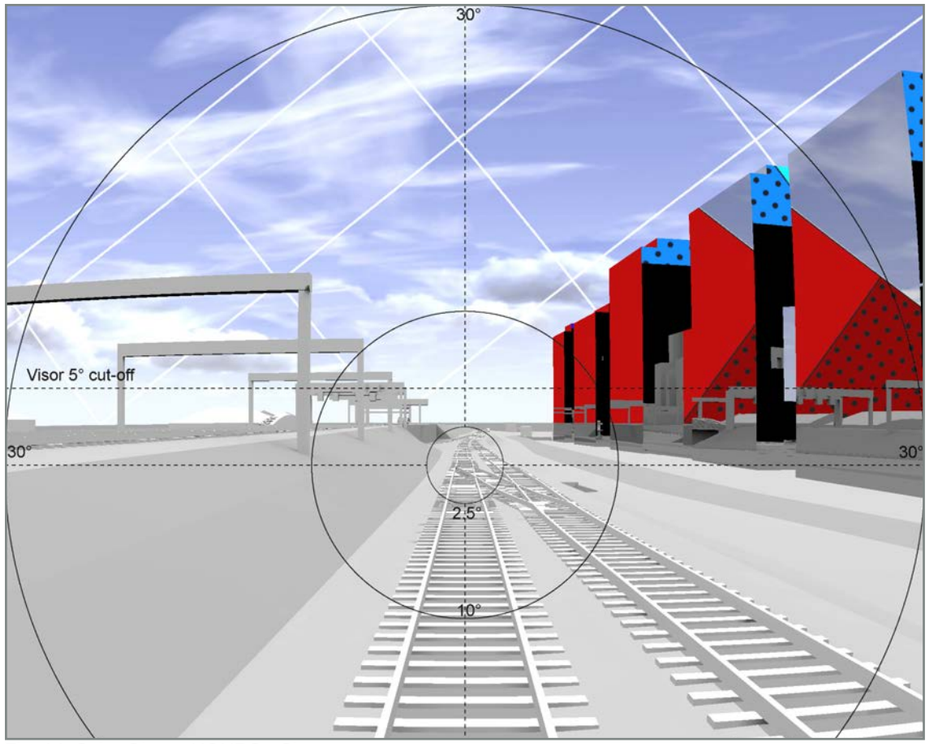


Fig. 14: Solar Glare - HOURS - Close-up

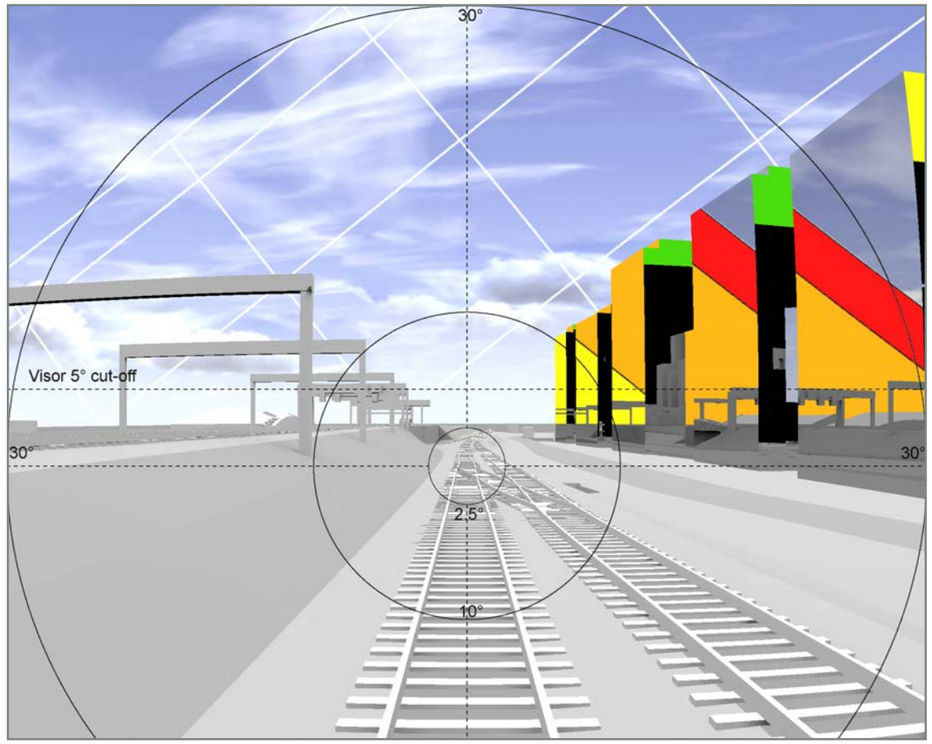


Fig. 15: Solar Glare - MONTHS - Close-up

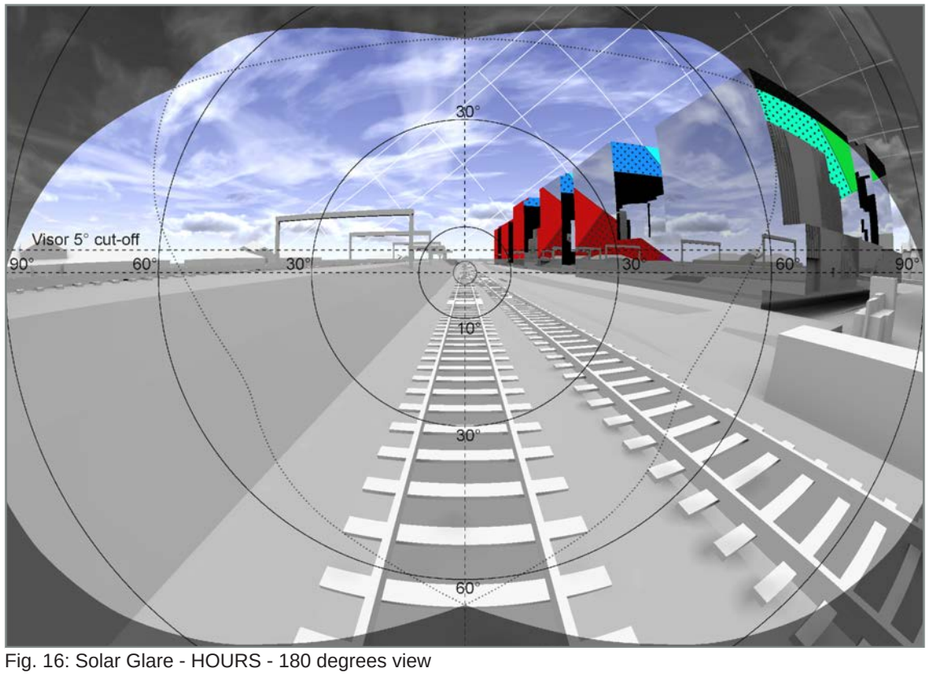
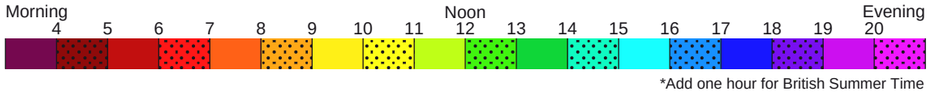


Fig. 16: Solar Glare - HOURS - 180 degrees view



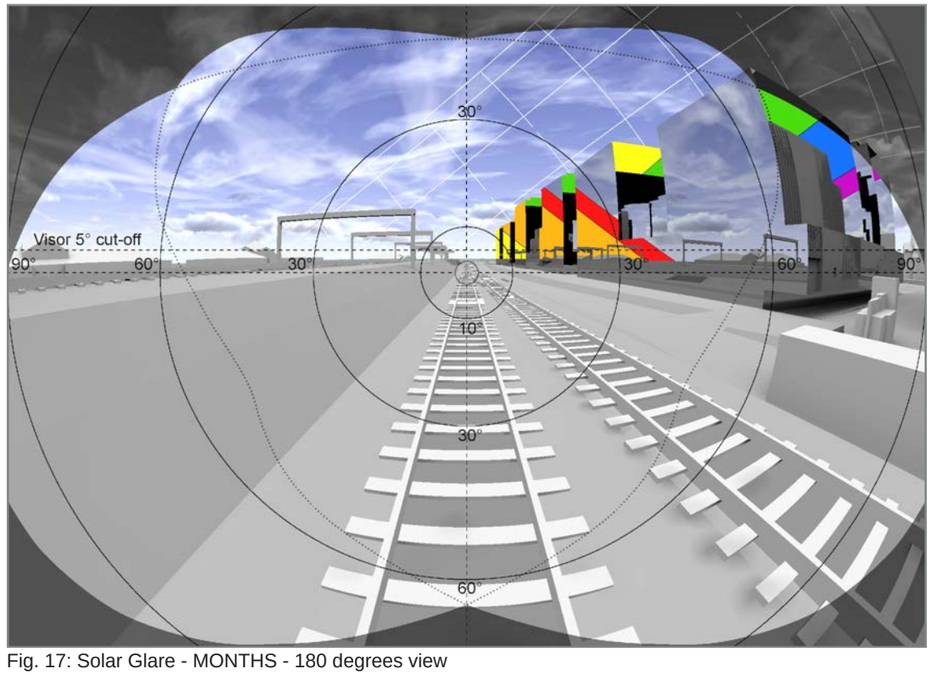


Fig. 17: Solar Glare - MONTHS - 180 degrees view



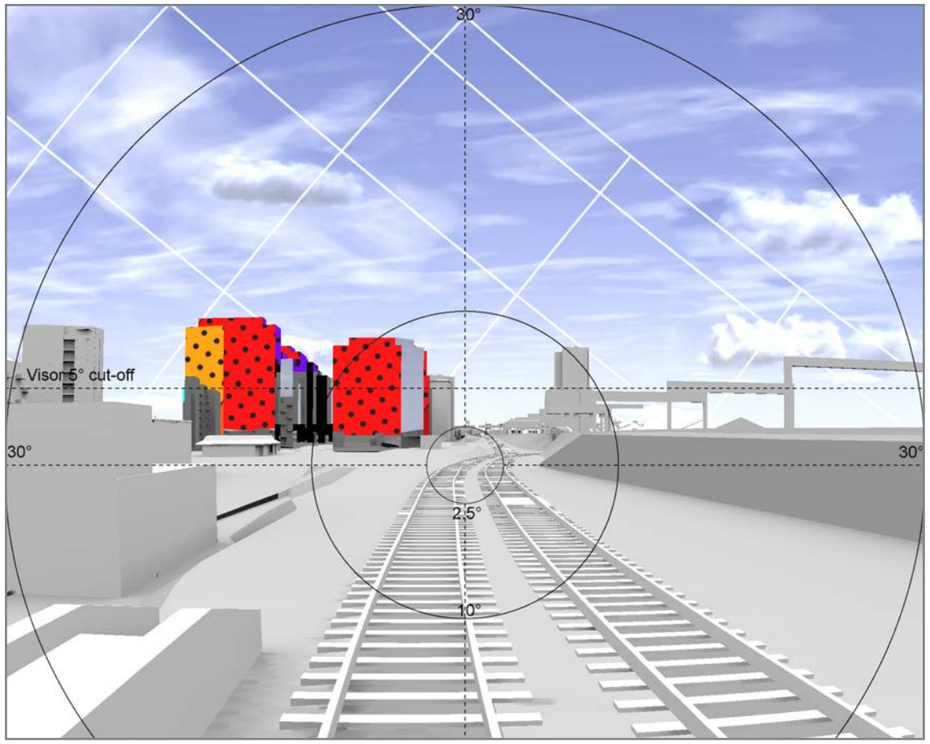


Fig. 18: Solar Glare - HOURS - Close-up

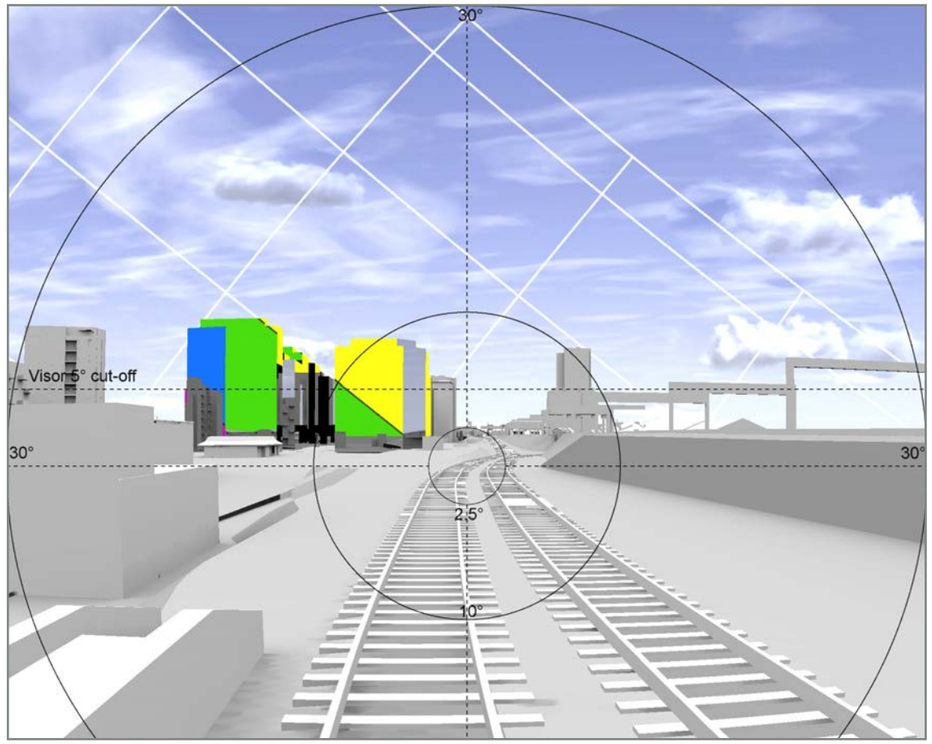


Fig. 19: Solar Glare - MONTHS - Close-up

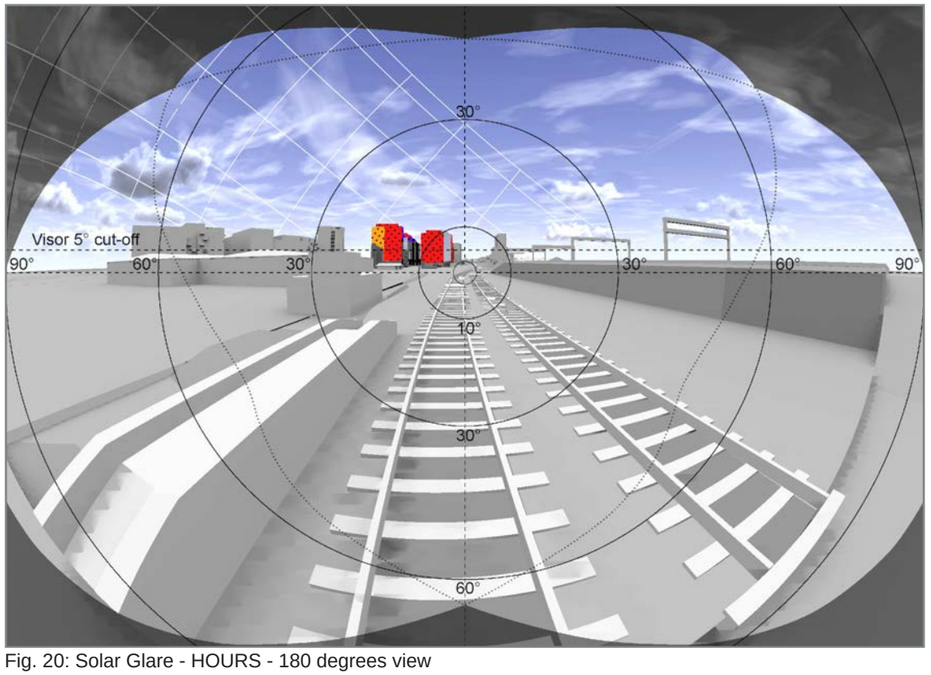
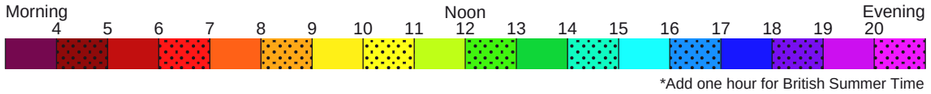


Fig. 20: Solar Glare - HOURS - 180 degrees view



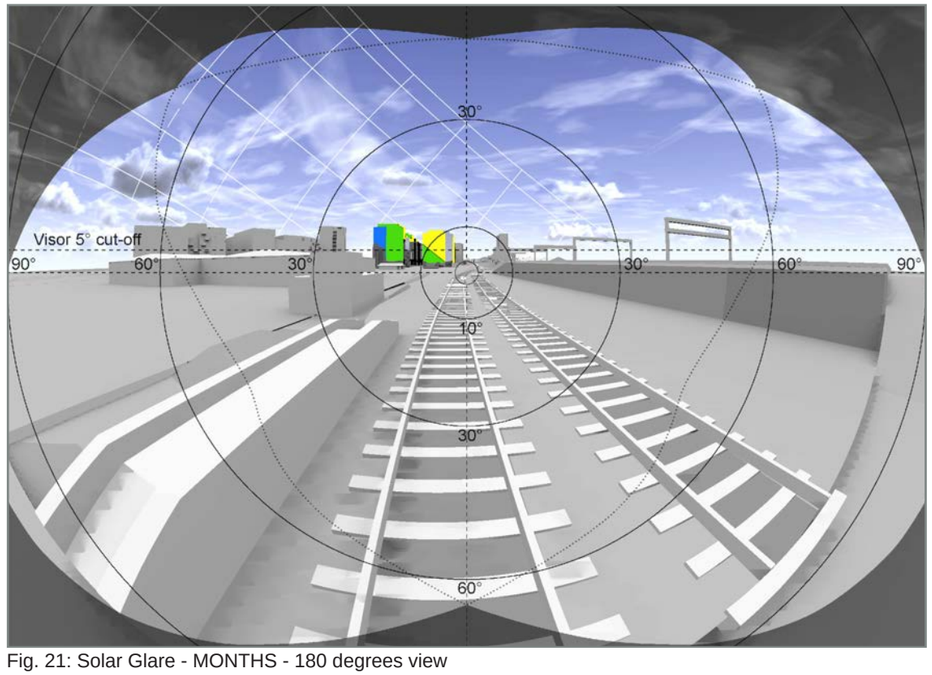
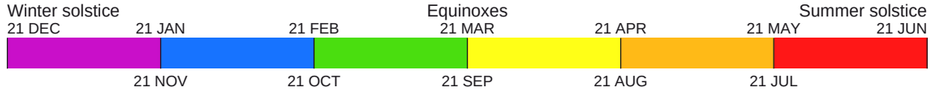


Fig. 21: Solar Glare - MONTHS - 180 degrees view



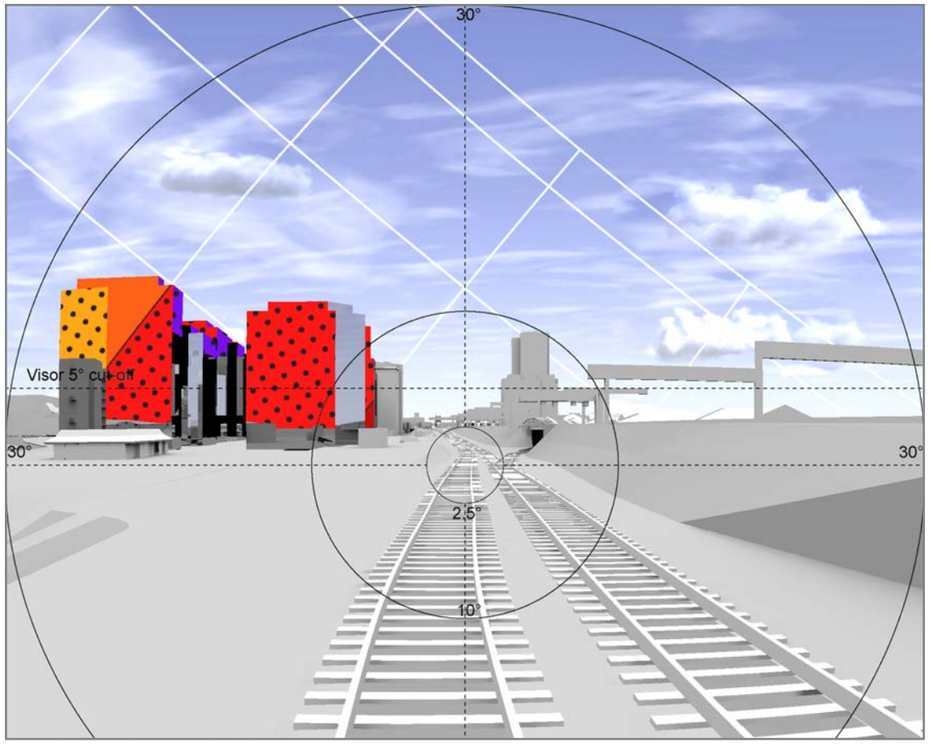


Fig. 22: Solar Glare - HOURS - Close-up

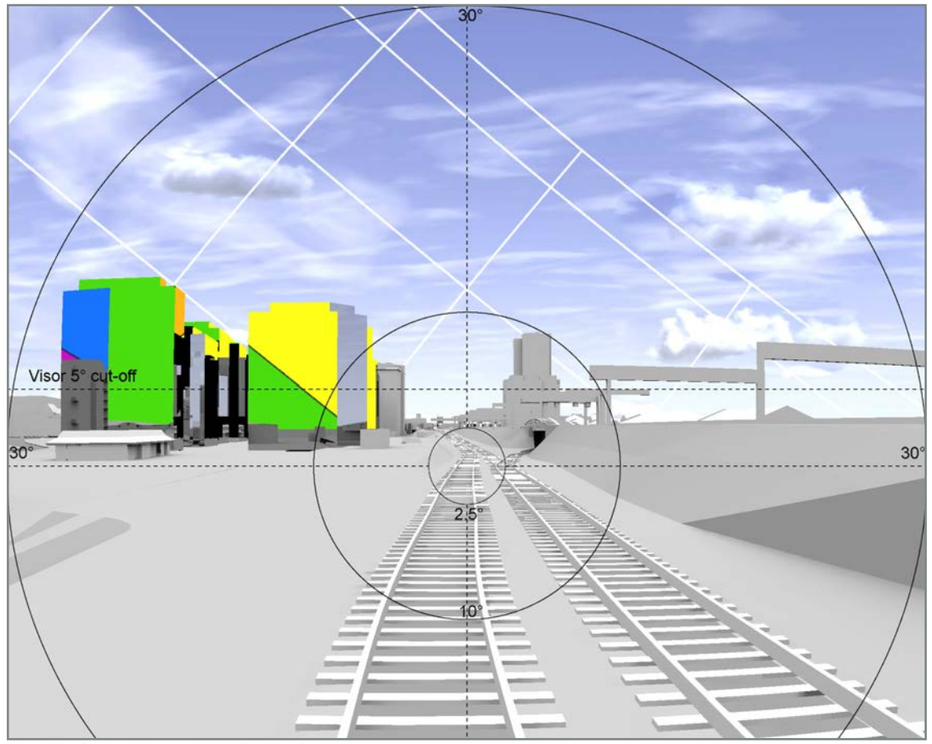


Fig. 23: Solar Glare - MONTHS - Close-up

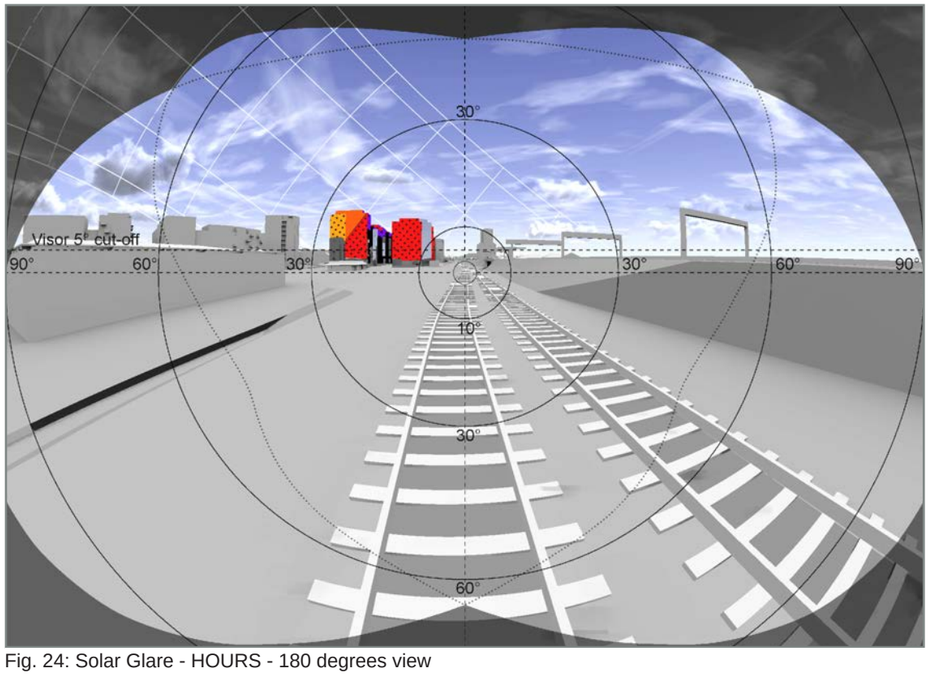
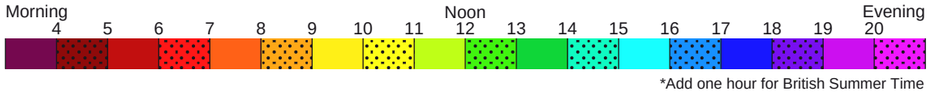


Fig. 24: Solar Glare - HOURS - 180 degrees view



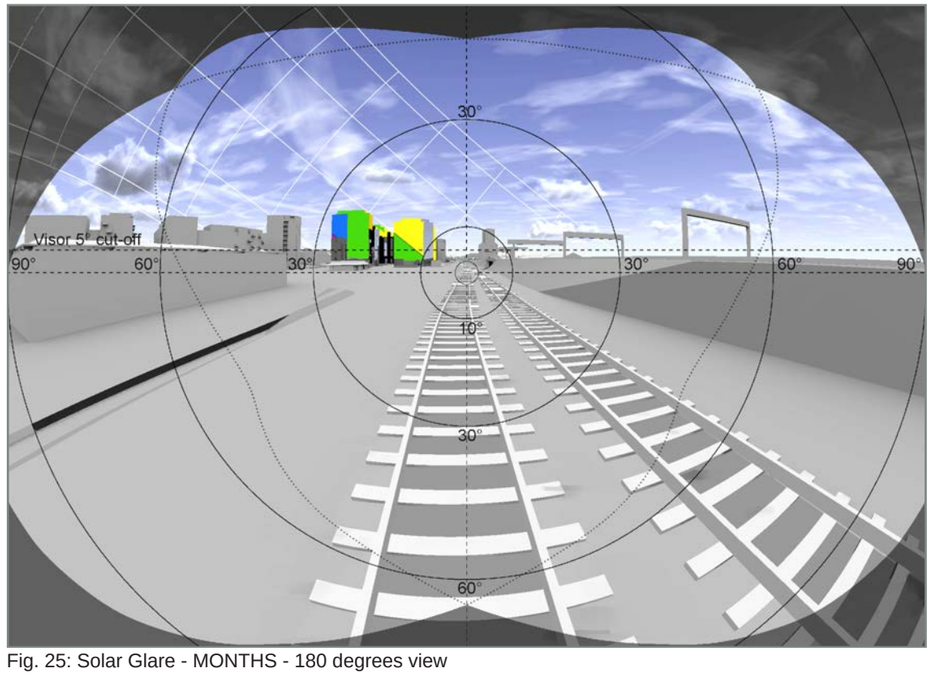
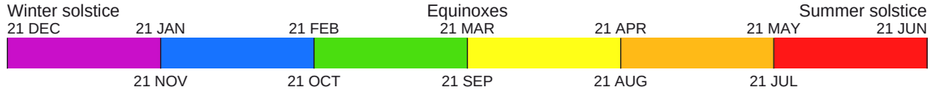


Fig. 25: Solar Glare - MONTHS - 180 degrees view



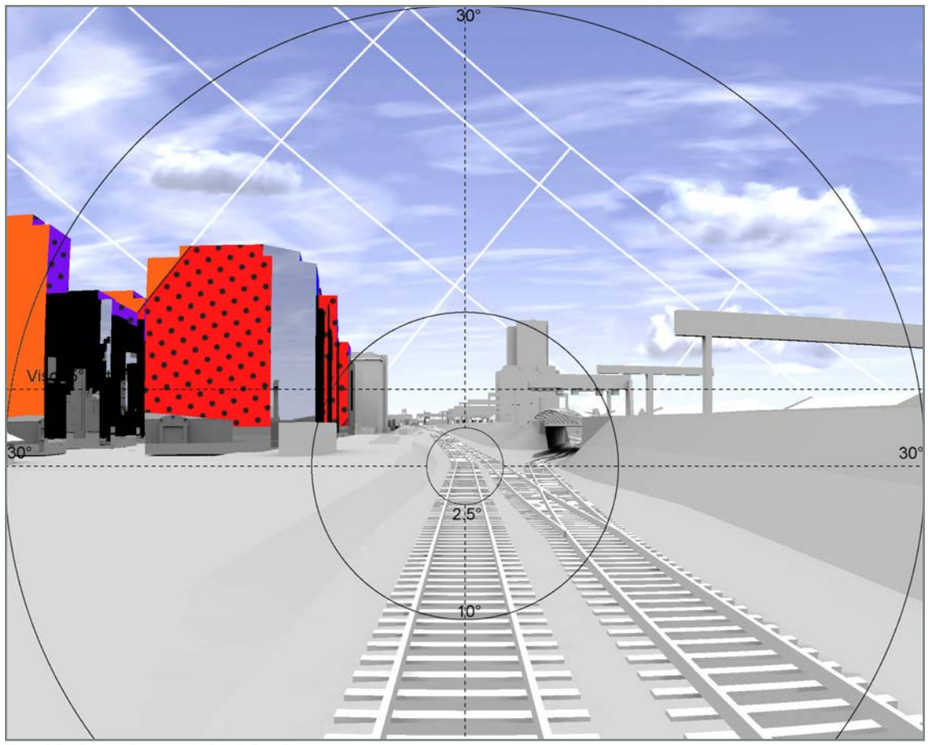


Fig. 26: Solar Glare - HOURS - Close-up

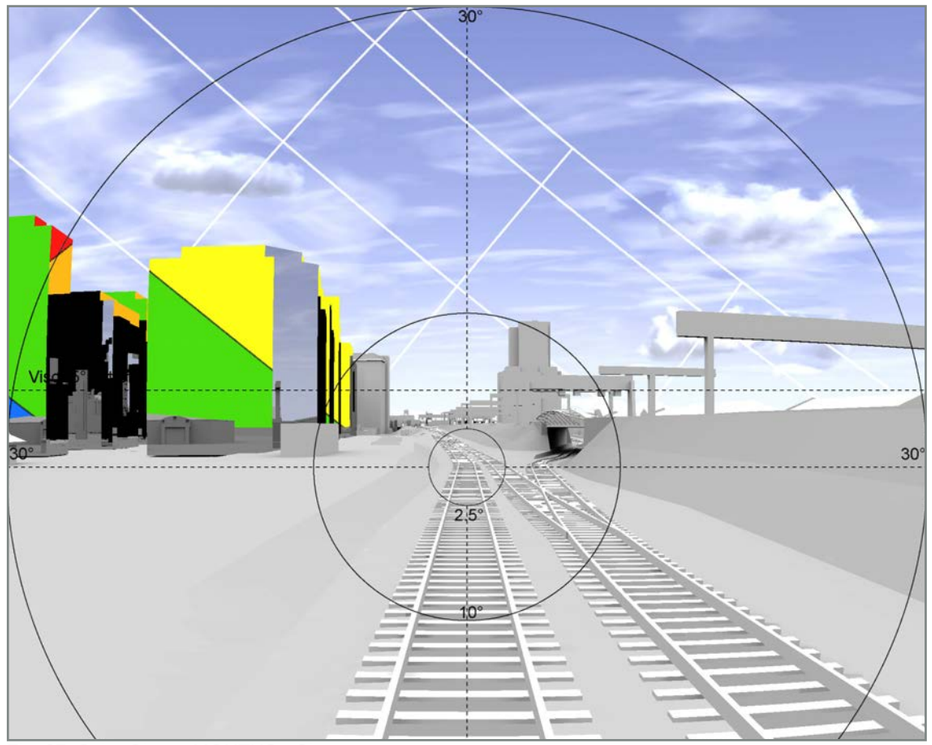


Fig. 27: Solar Glare - MONTHS - Close-up

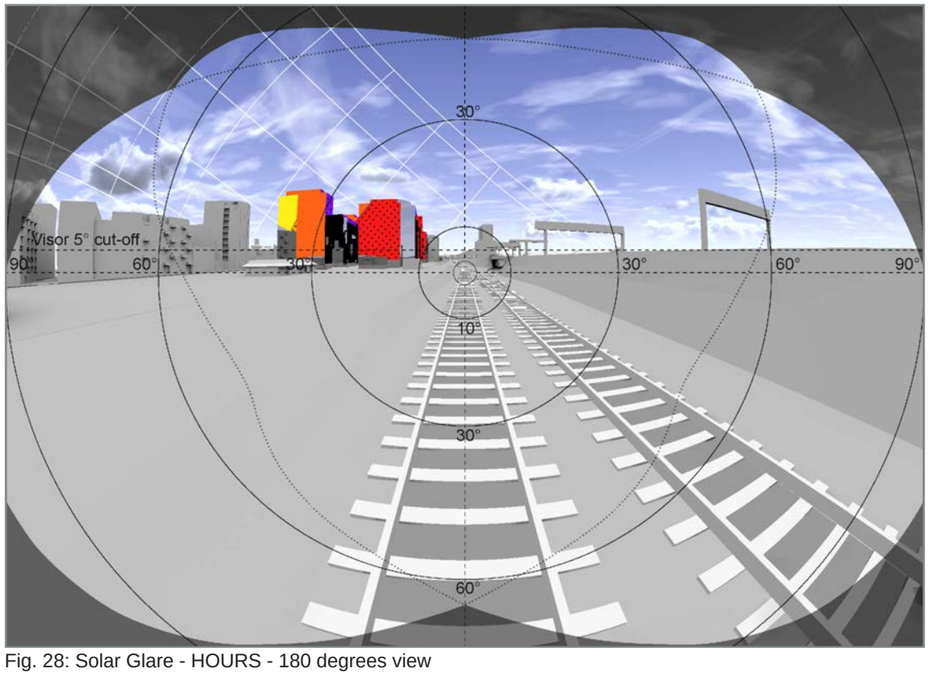
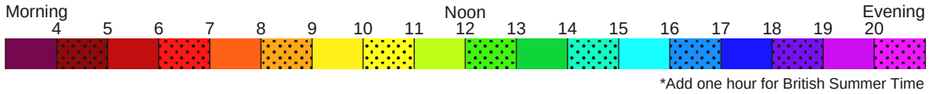


Fig. 28: Solar Glare - HOURS - 180 degrees view



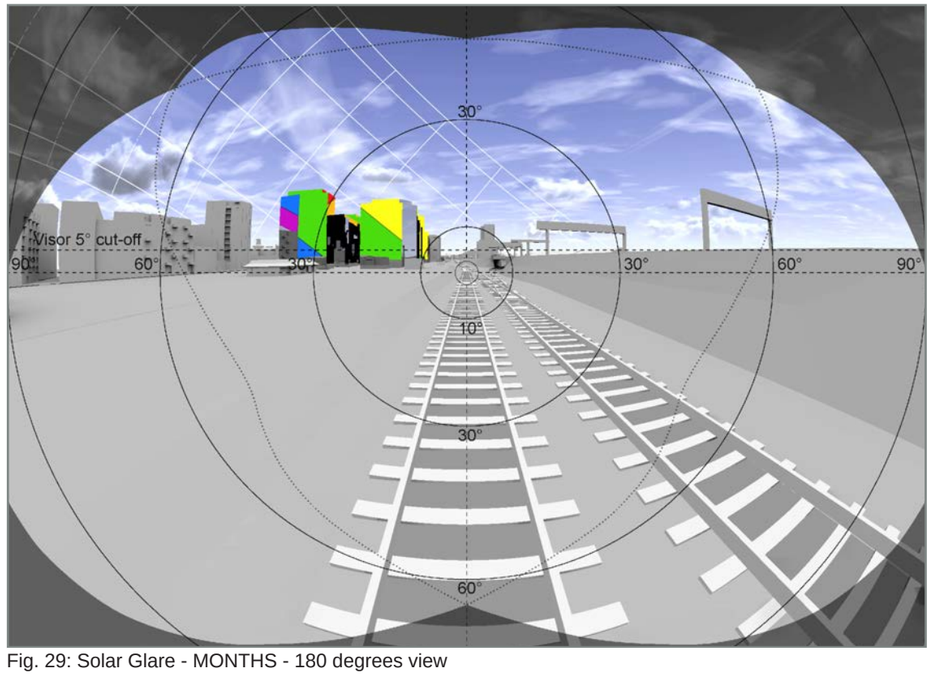
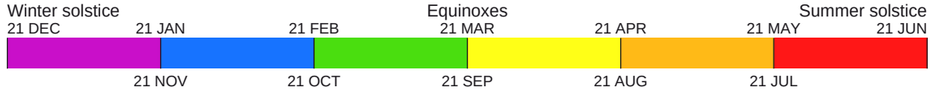


Fig. 29: Solar Glare - MONTHS - 180 degrees view



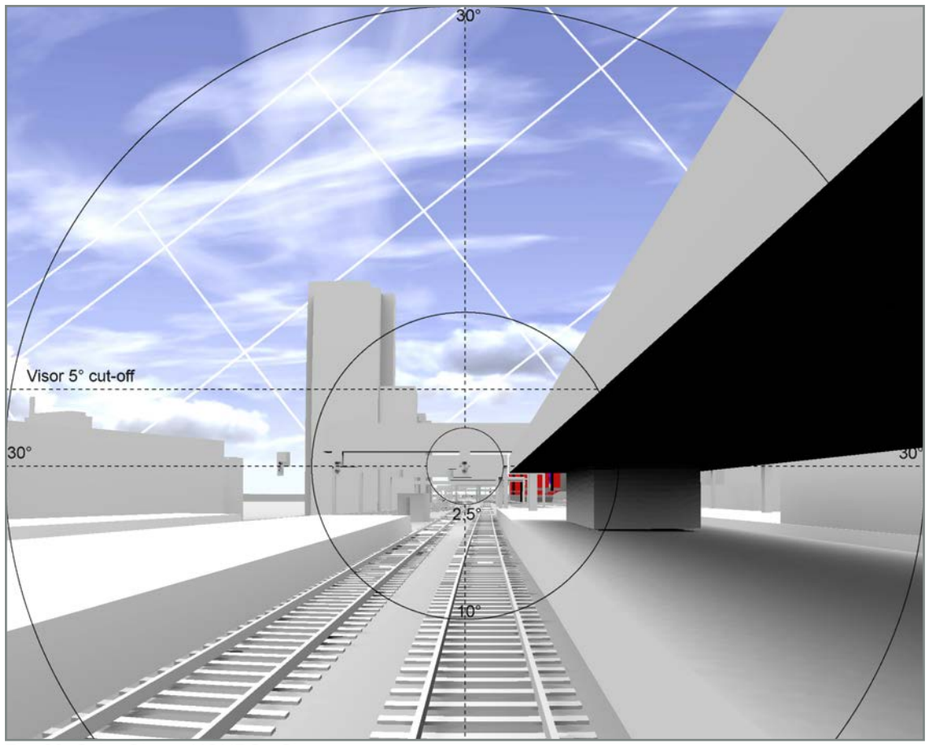


Fig. 30: Solar Glare - HOURS - Close-up

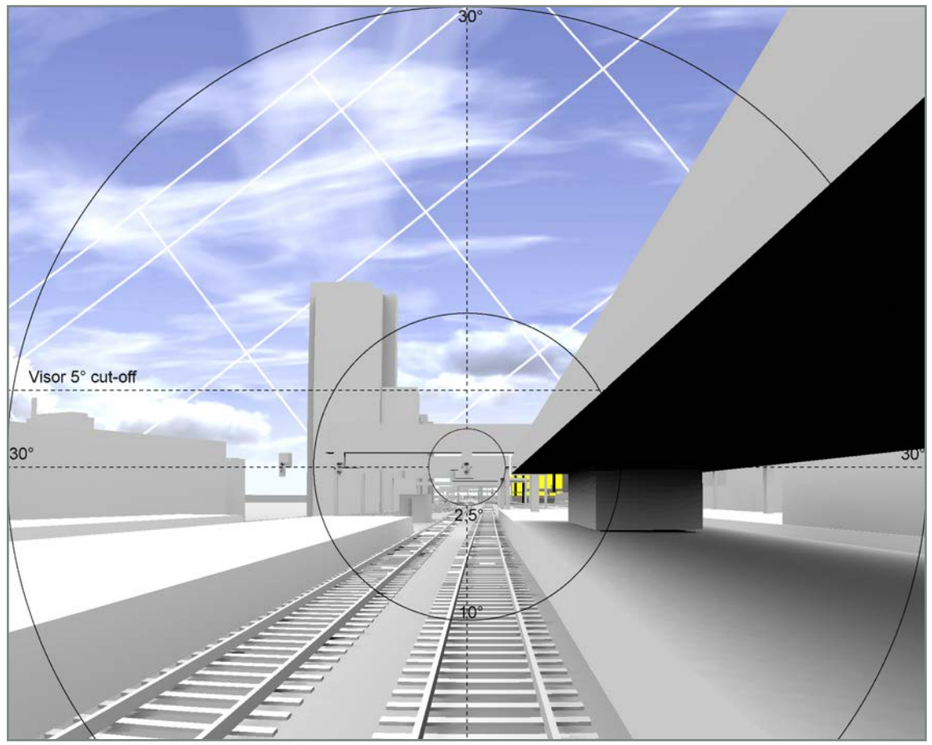


Fig. 31: Solar Glare - MONTHS - Close-up

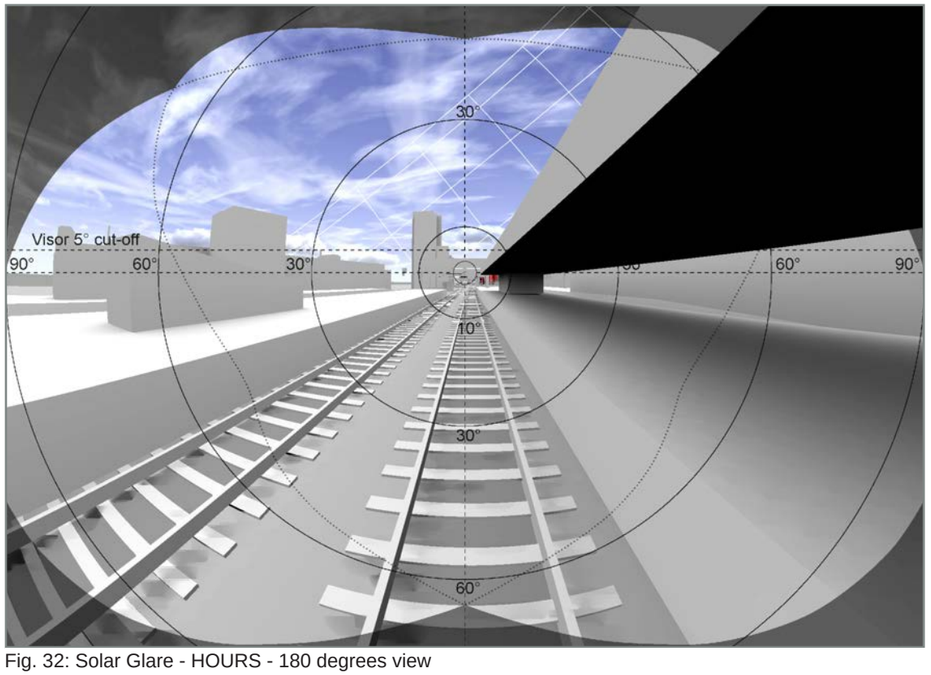
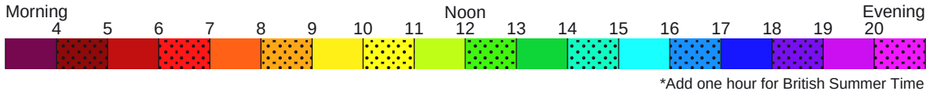


Fig. 32: Solar Glare - HOURS - 180 degrees view



*Add one hour for British Summer Time

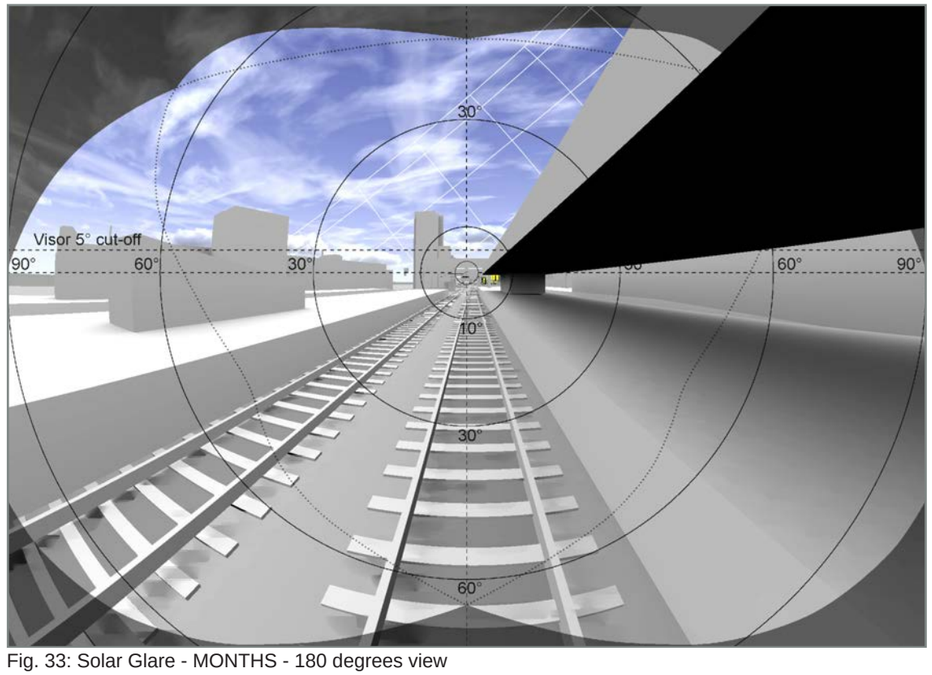
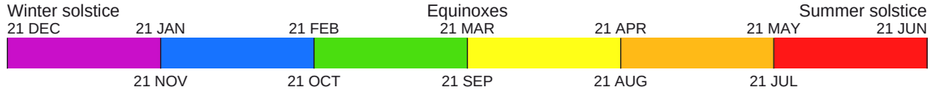


Fig. 33: Solar Glare - MONTHS - 180 degrees view



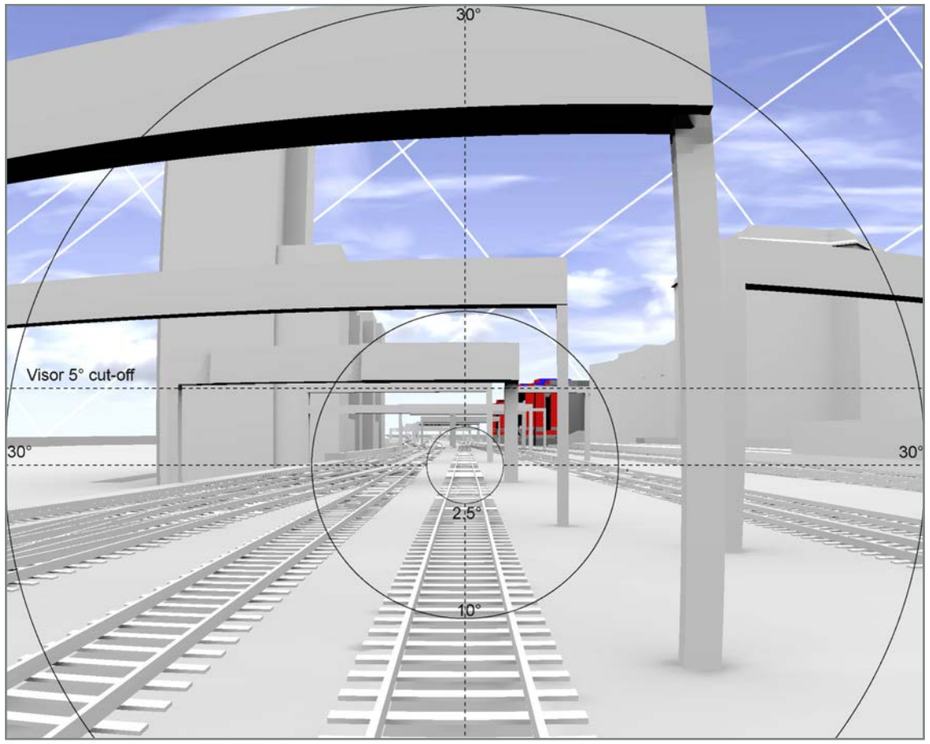


Fig. 34: Solar Glare - HOURS - Close-up

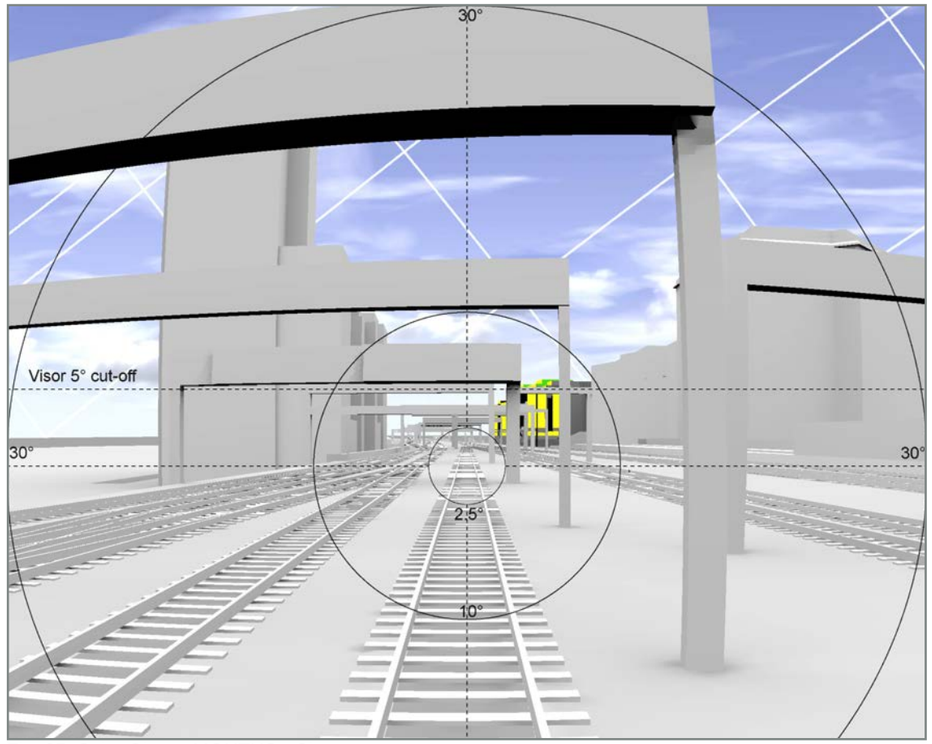


Fig. 35: Solar Glare - MONTHS - Close-up

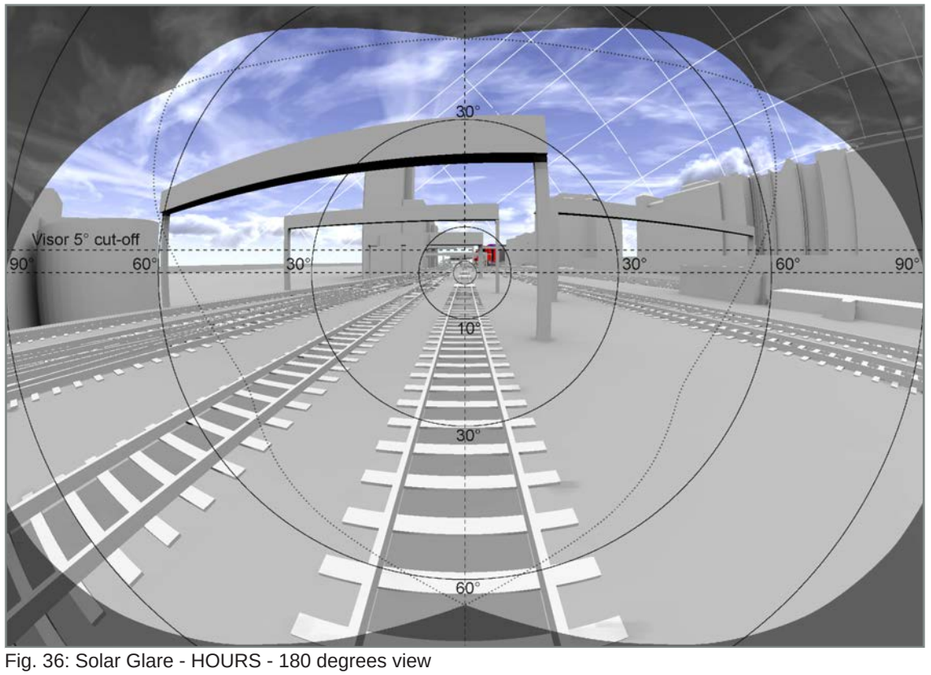
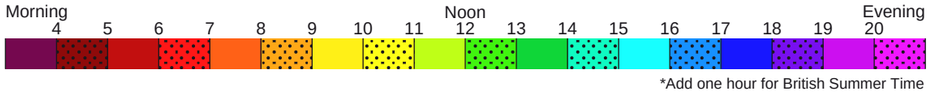


Fig. 36: Solar Glare - HOURS - 180 degrees view



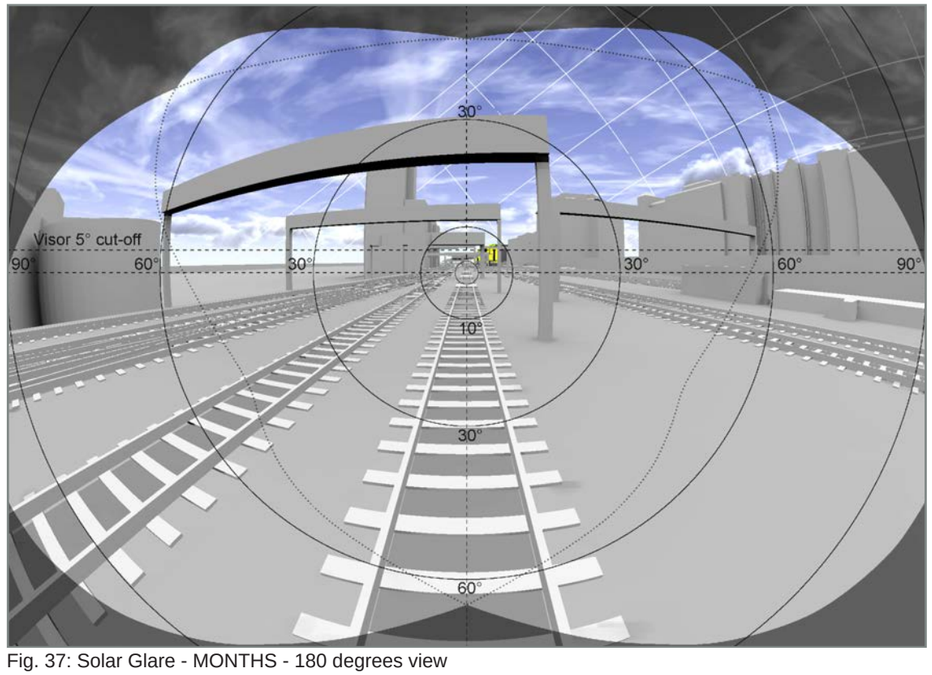


Fig. 37: Solar Glare - MONTHS - 180 degrees view



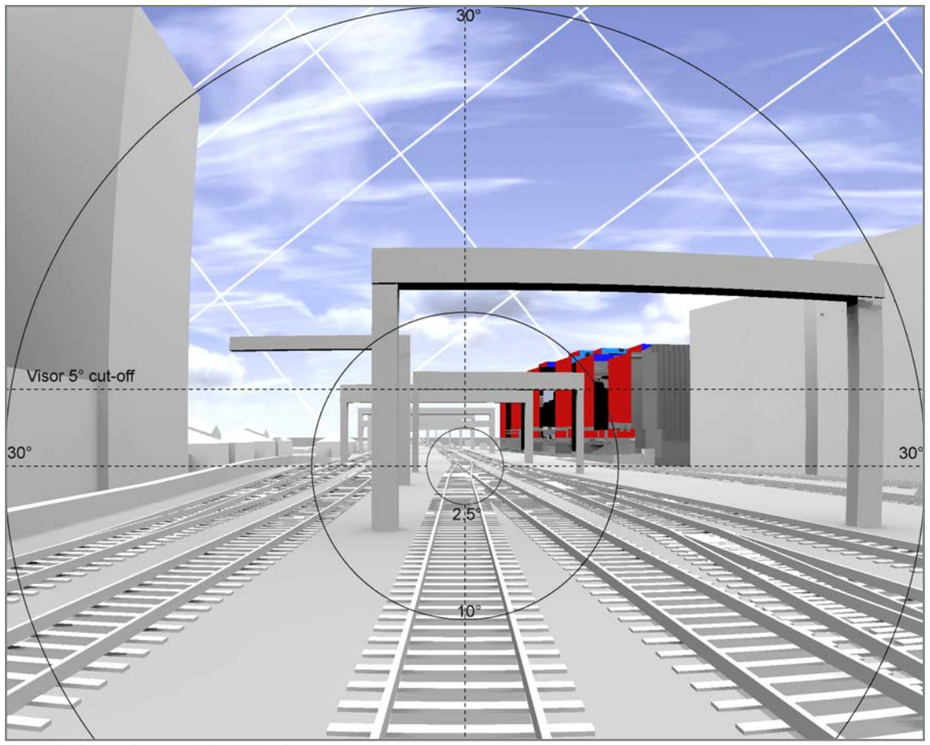


Fig. 38: Solar Glare - HOURS - Close-up

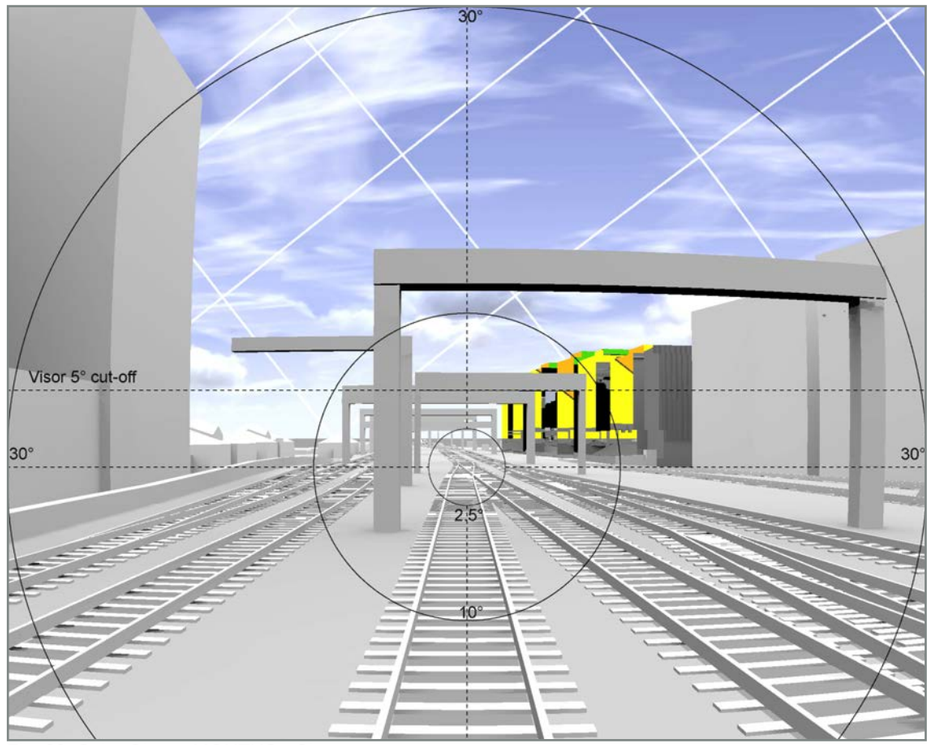


Fig. 39: Solar Glare - MONTHS - Close-up

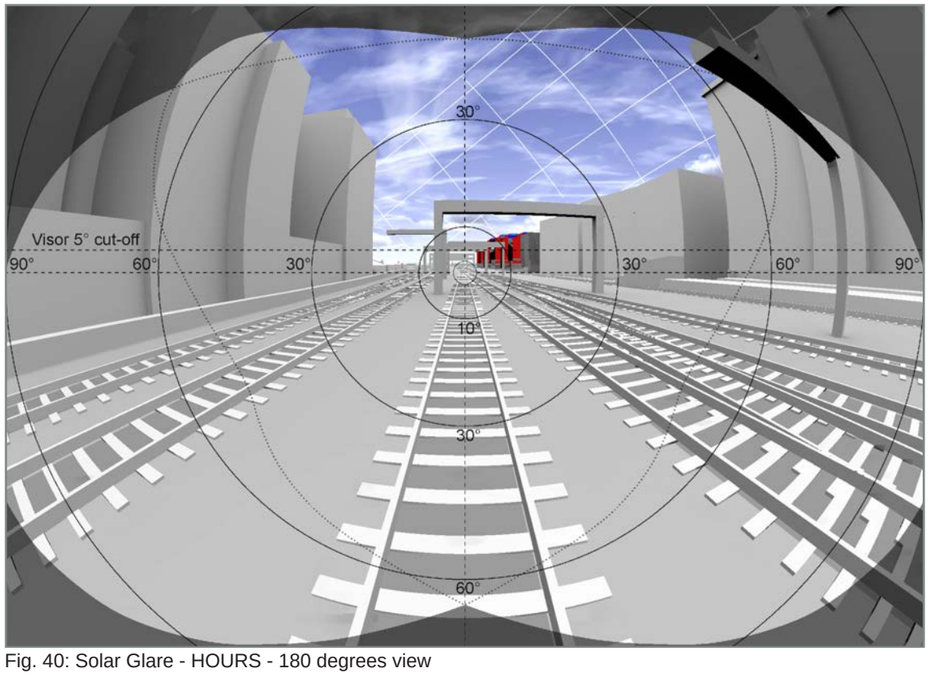
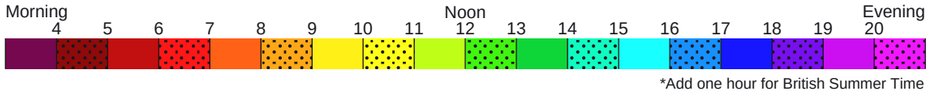


Fig. 40: Solar Glare - HOURS - 180 degrees view



*Add one hour for British Summer Time

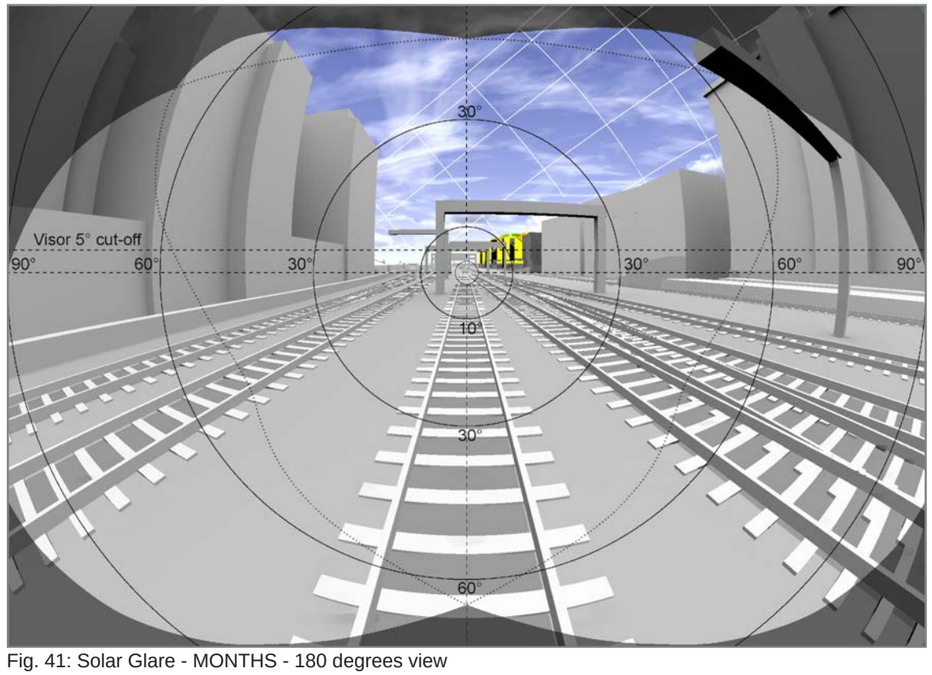
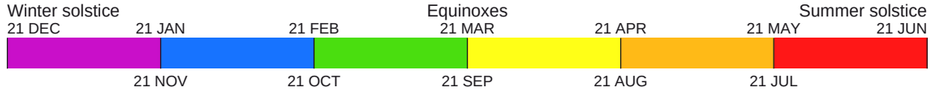


Fig. 41: Solar Glare - MONTHS - 180 degrees view



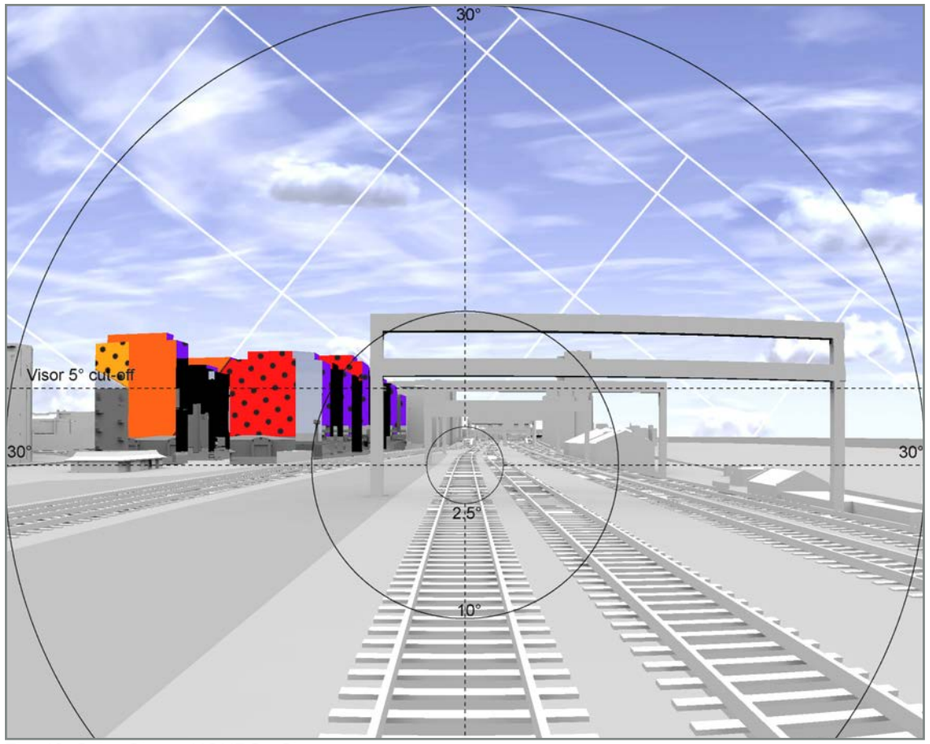


Fig. 42: Solar Glare - HOURS - Close-up

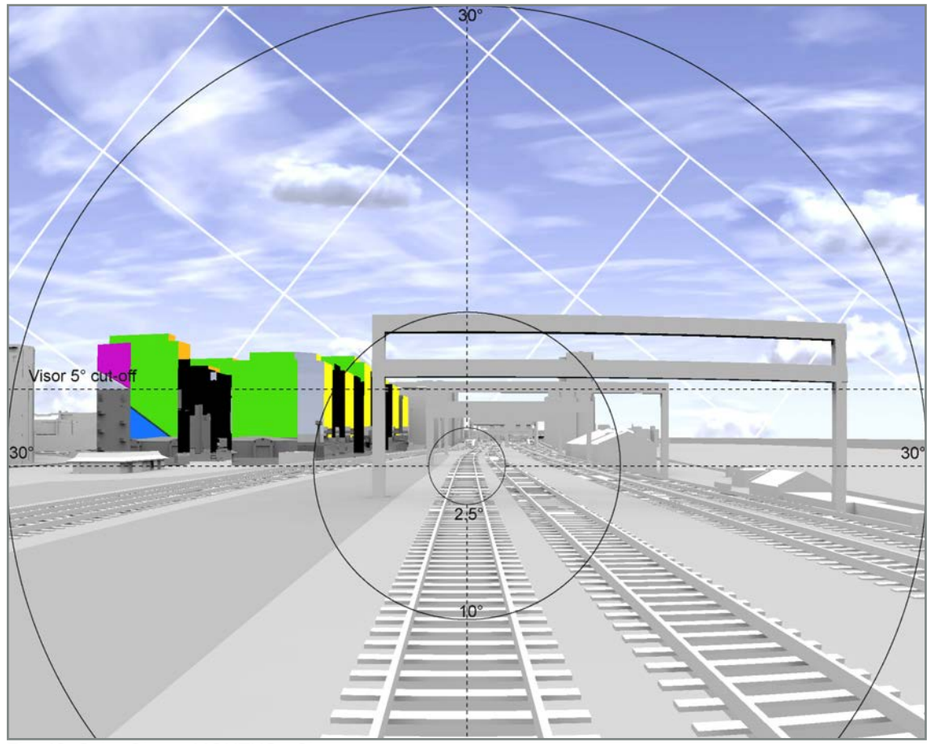


Fig. 43: Solar Glare - MONTHS - Close-up

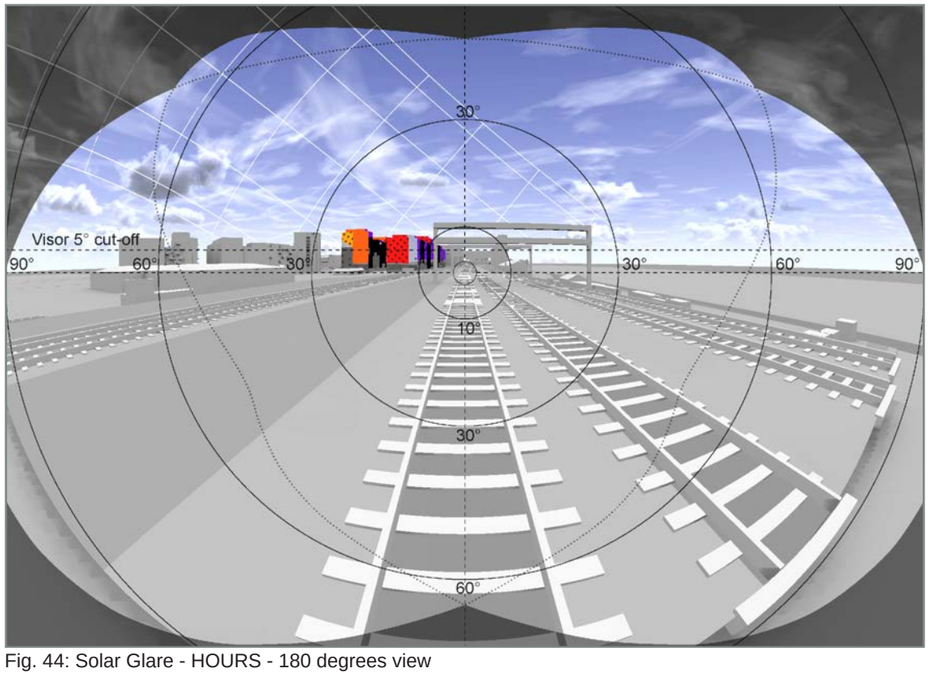
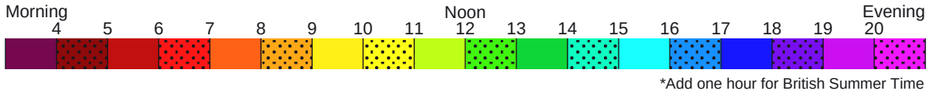


Fig. 44: Solar Glare - HOURS - 180 degrees view



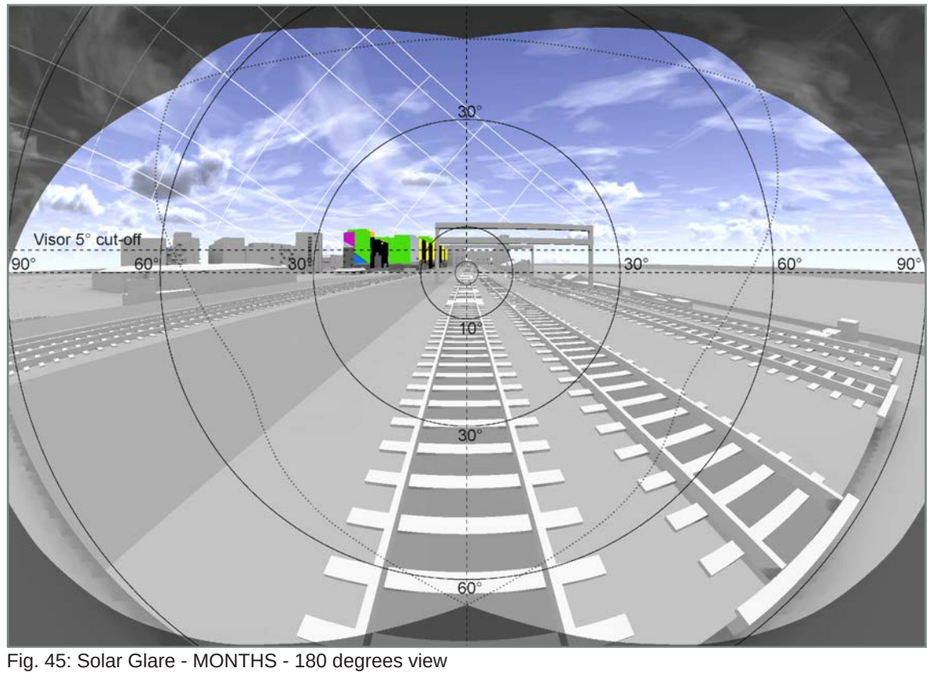


Fig. 45: Solar Glare - MONTHS - 180 degrees view



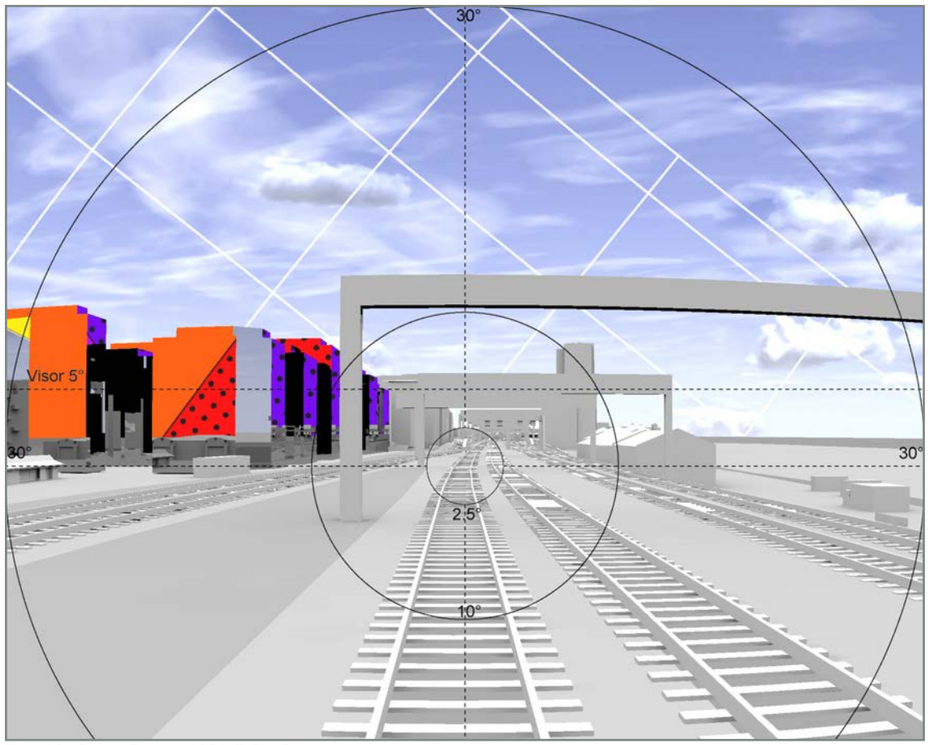


Fig. 46: Solar Glare - HOURS - Close-up

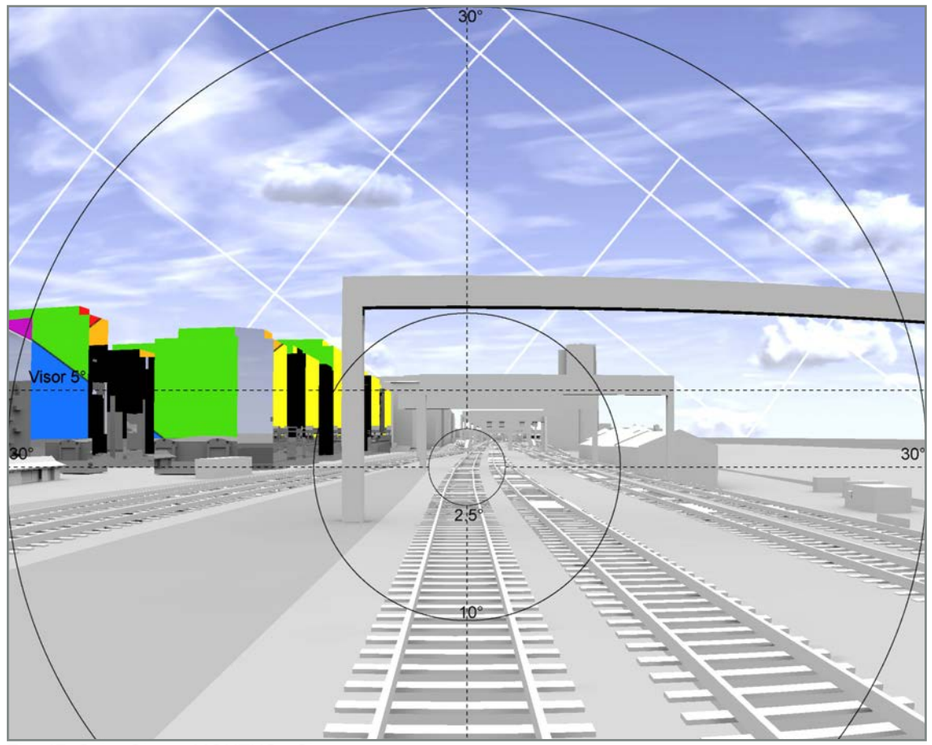


Fig. 47: Solar Glare - MONTHS - Close-up

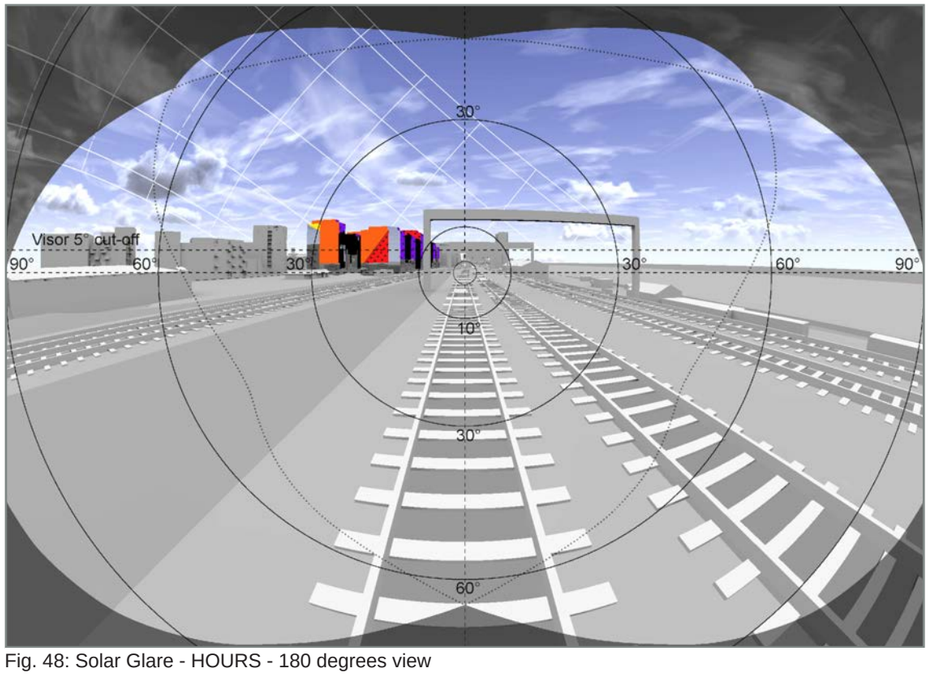
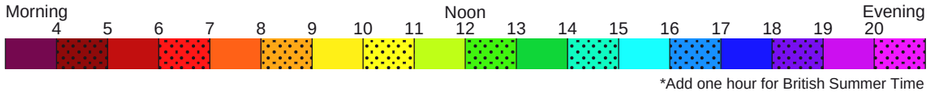


Fig. 48: Solar Glare - HOURS - 180 degrees view



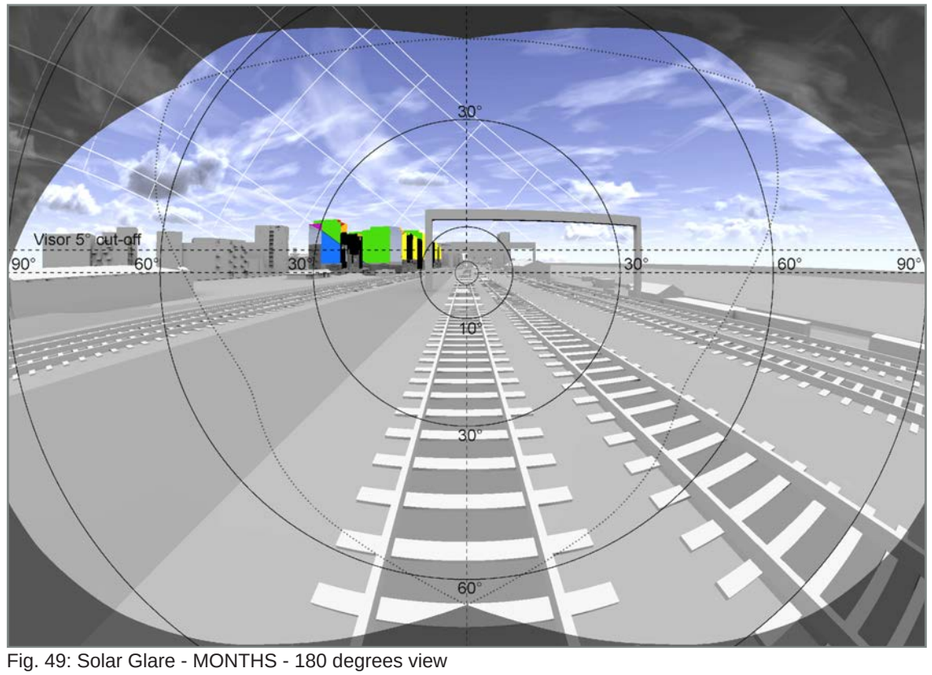
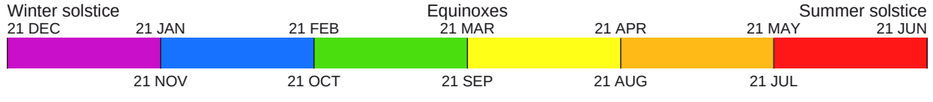


Fig. 49: Solar Glare - MONTHS - 180 degrees view



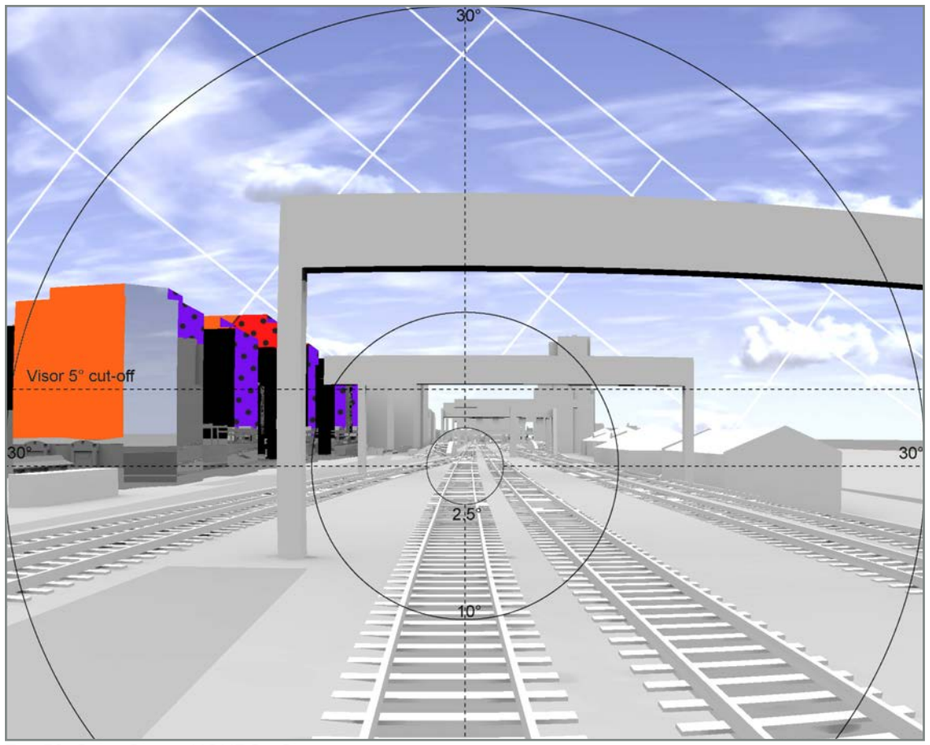


Fig. 50: Solar Glare - HOURS - Close-up

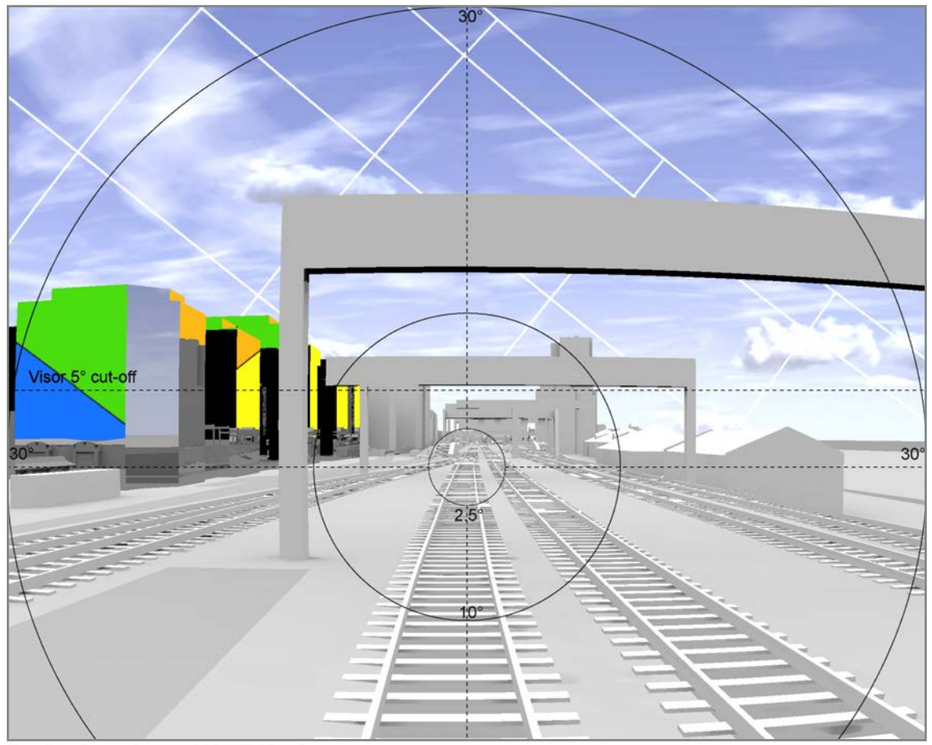


Fig. 51: Solar Glare - MONTHS - Close-up

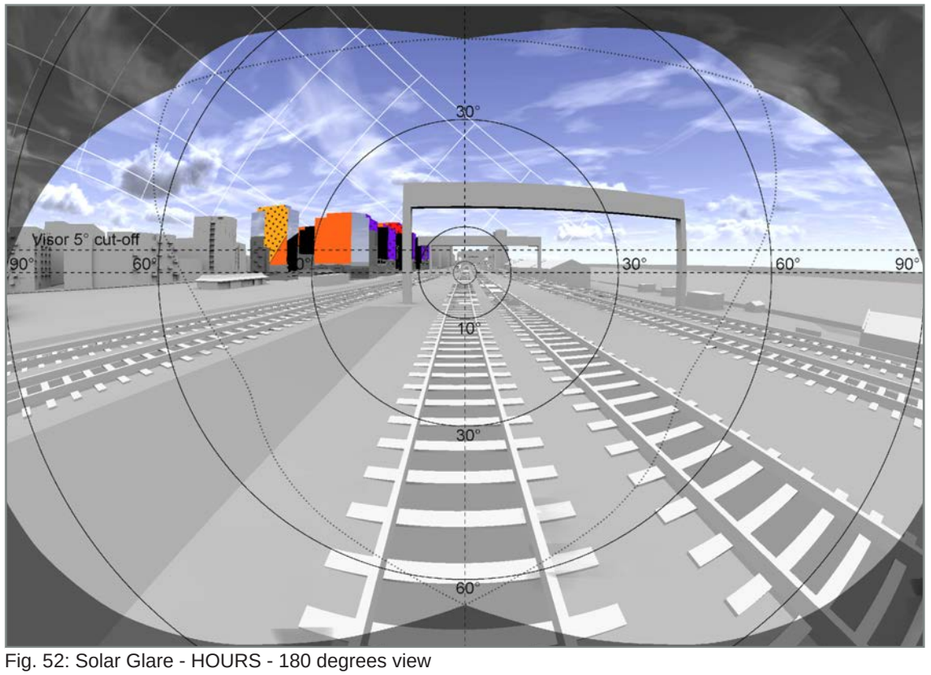
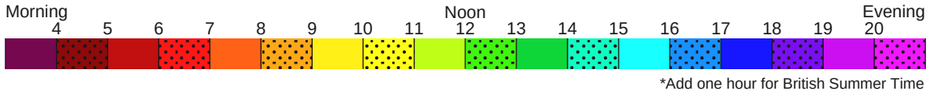


Fig. 52: Solar Glare - HOURS - 180 degrees view



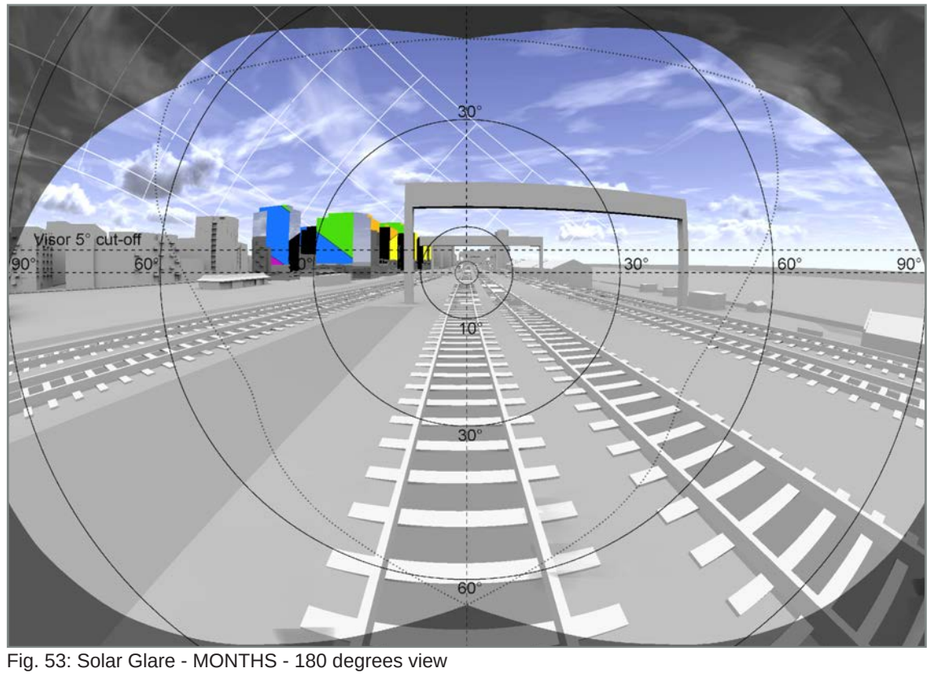


Fig. 53: Solar Glare - MONTHS - 180 degrees view



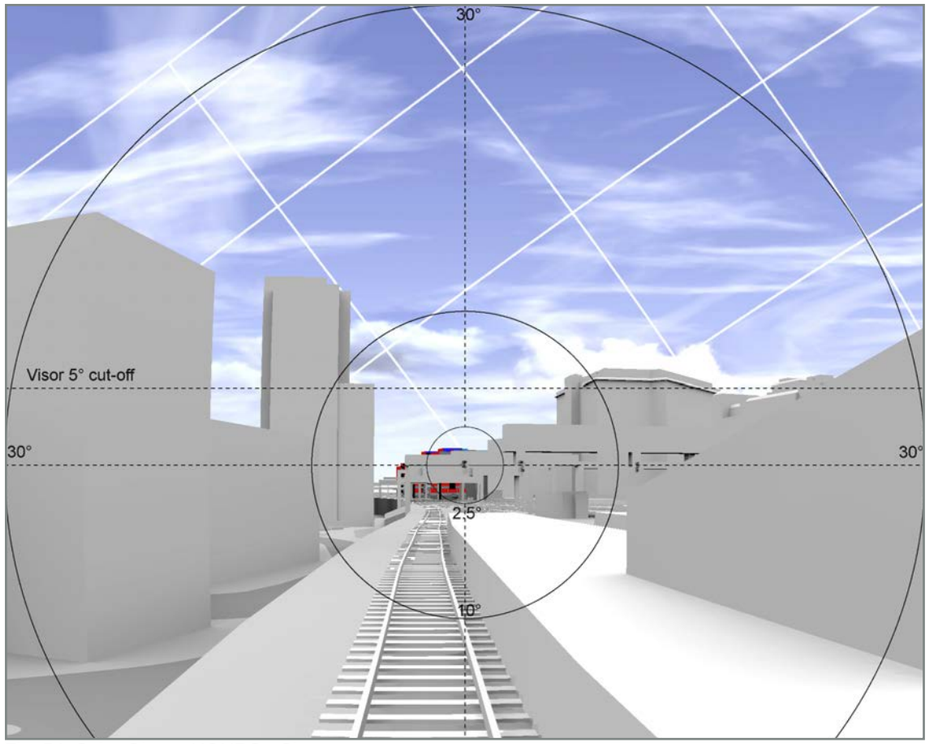


Fig. 54: Solar Glare - HOURS - Close-up

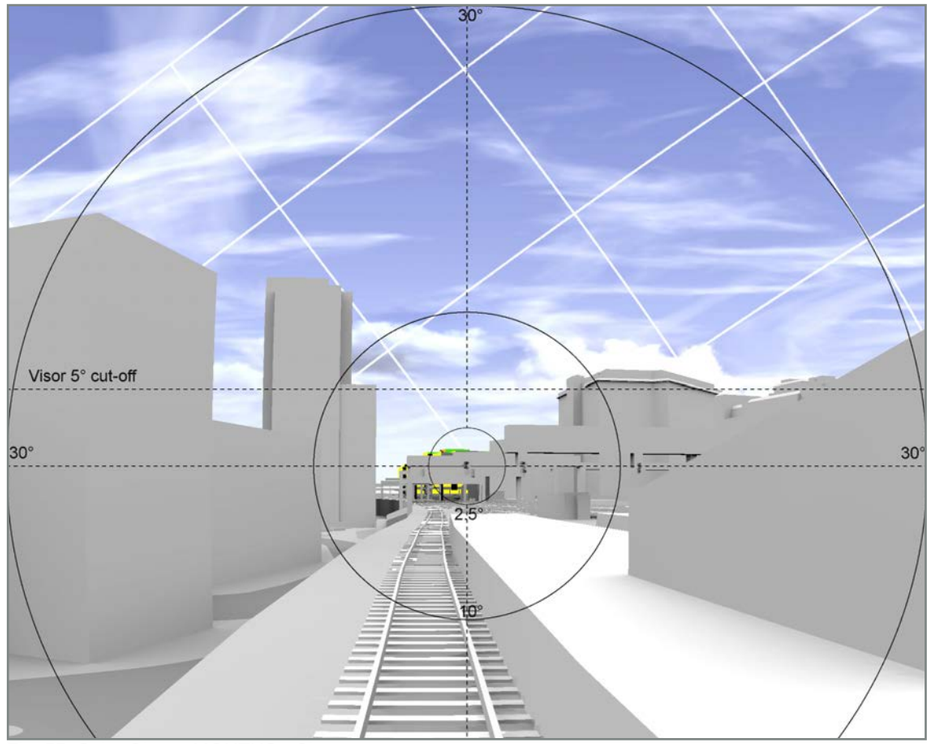


Fig. 55: Solar Glare - MONTHS - Close-up

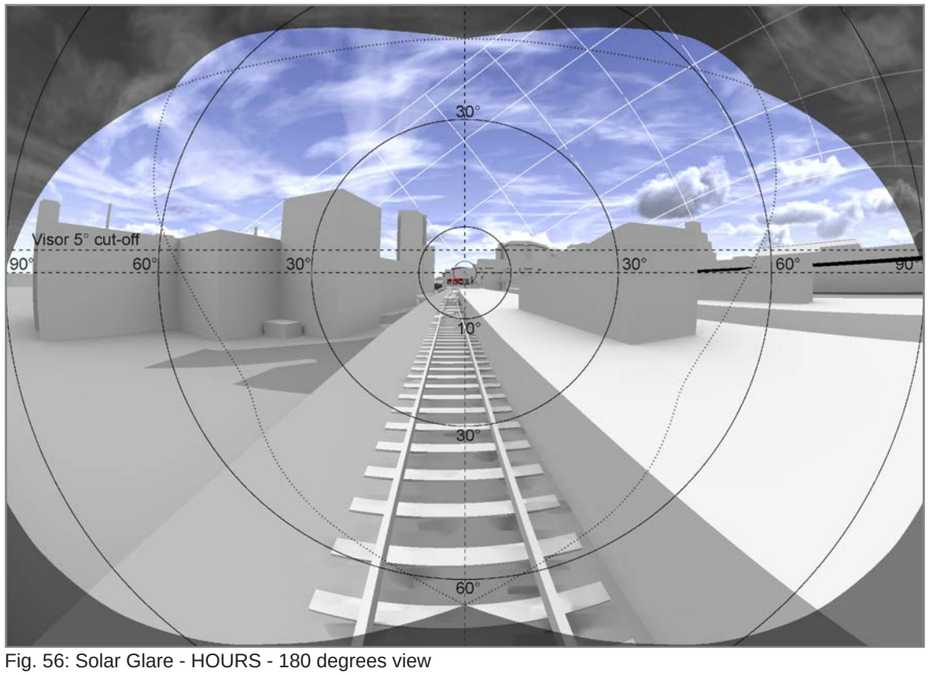
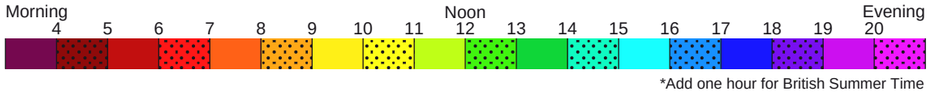


Fig. 56: Solar Glare - HOURS - 180 degrees view



*Add one hour for British Summer Time

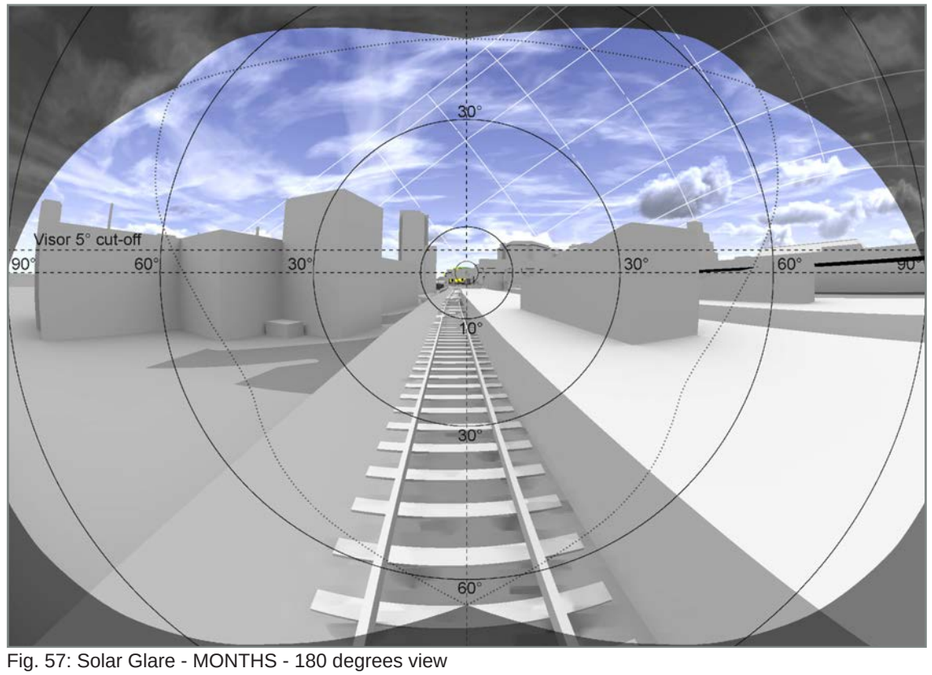


Fig. 57: Solar Glare - MONTHS - 180 degrees view

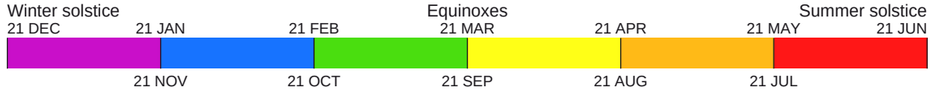




Fig. 58: Solar Glare - HOURS - Close-up



Fig. 59: Solar Glare - MONTHS - Close-up

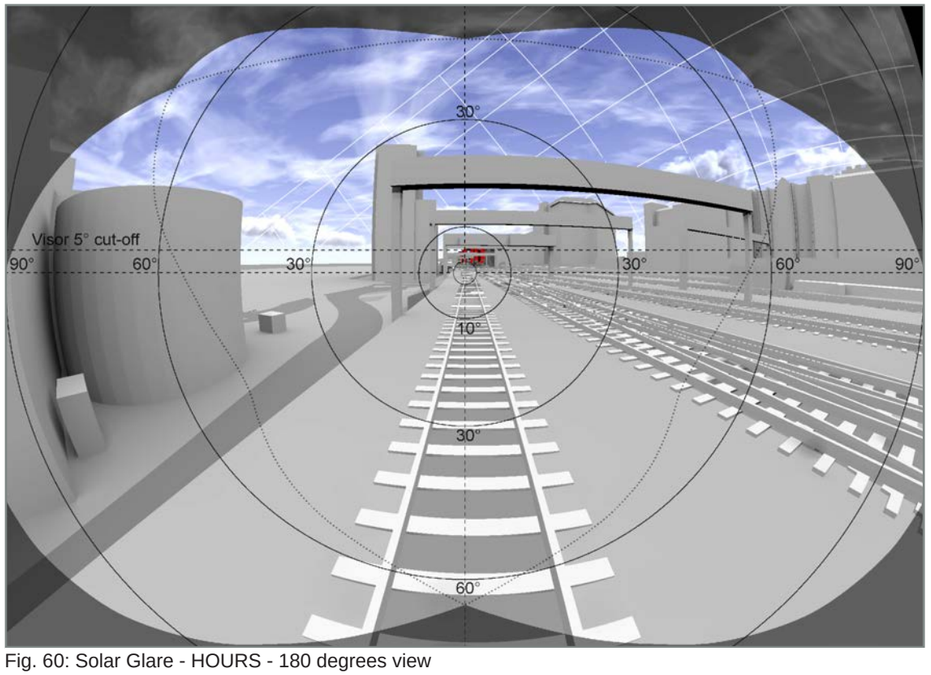
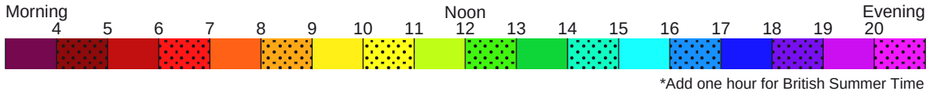


Fig. 60: Solar Glare - HOURS - 180 degrees view



*Add one hour for British Summer Time

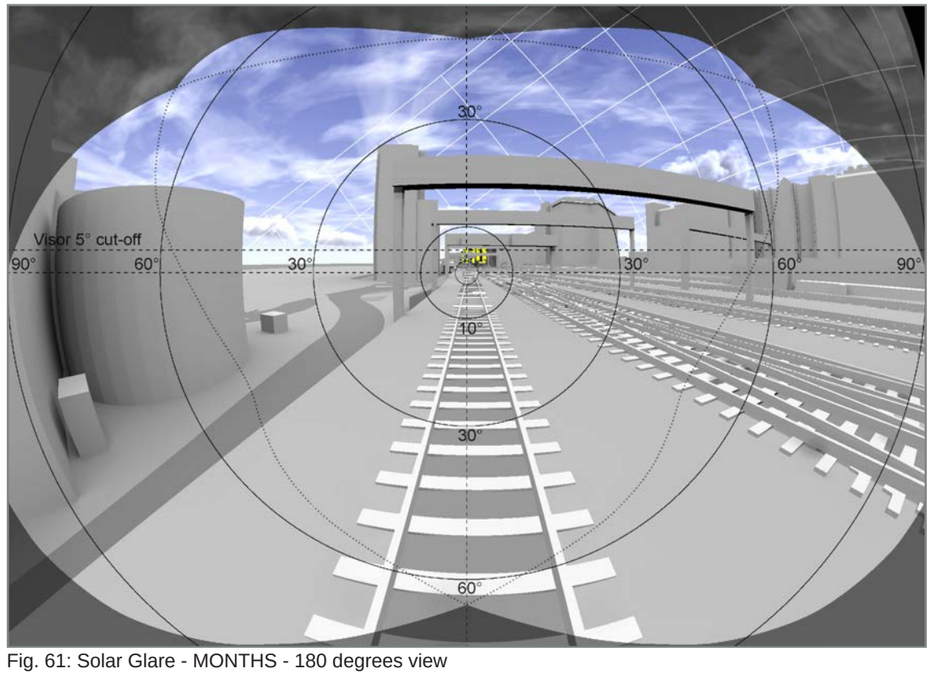
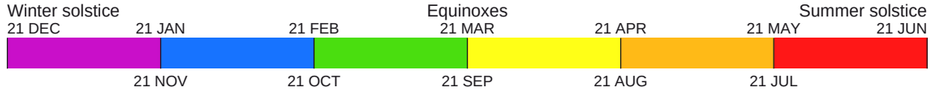


Fig. 61: Solar Glare - MONTHS - 180 degrees view



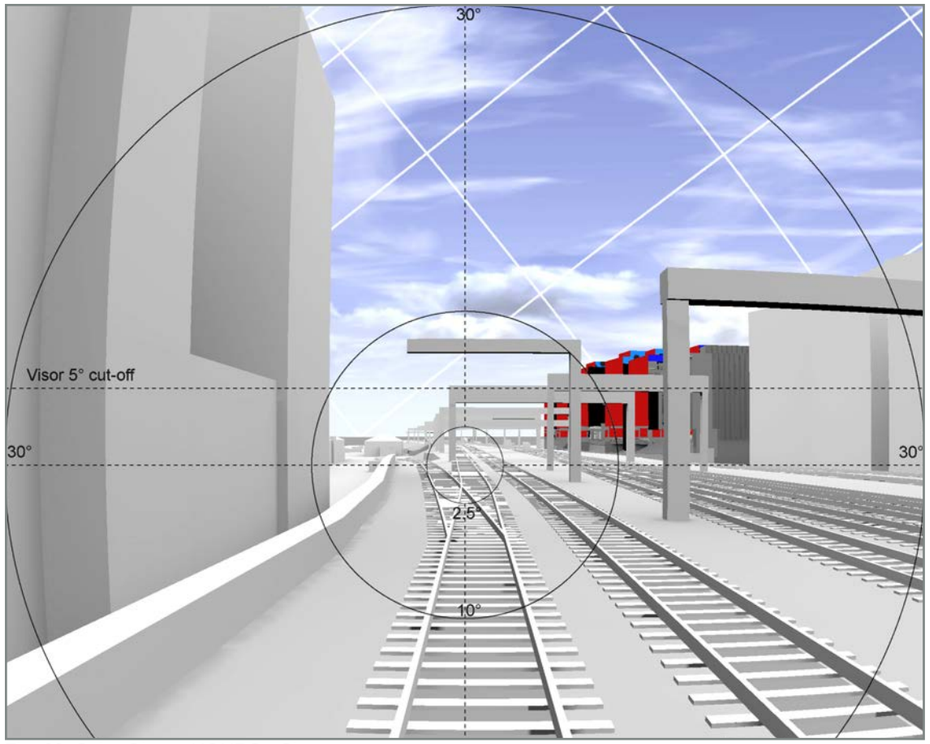


Fig. 62: Solar Glare - HOURS - Close-up



Fig. 63: Solar Glare - MONTHS - Close-up

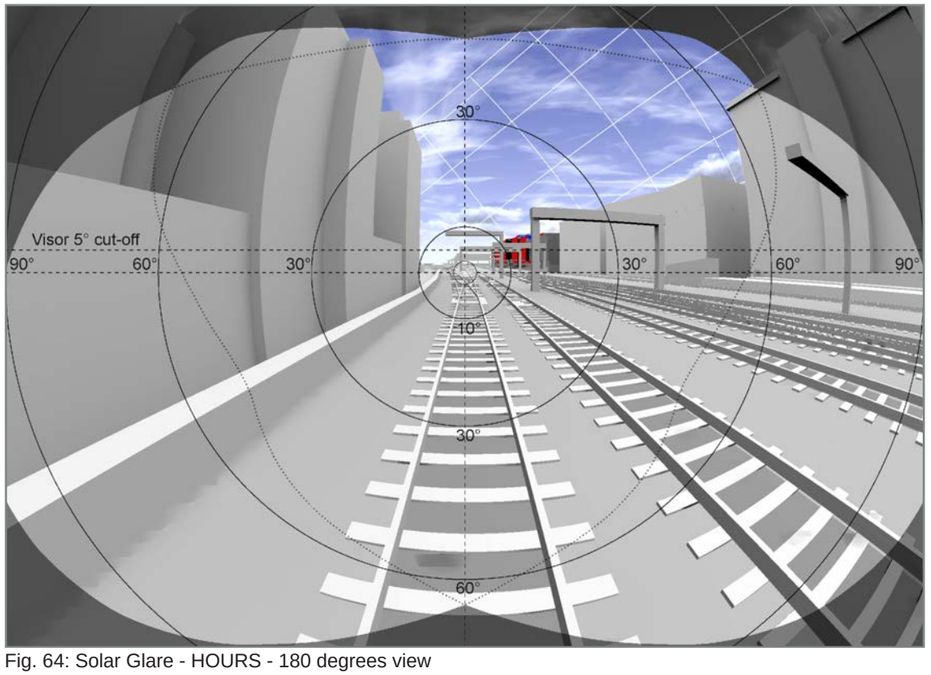
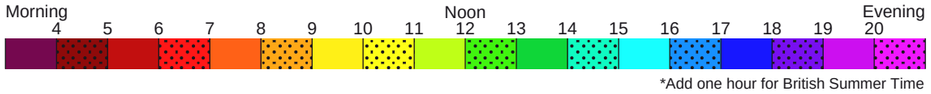


Fig. 64: Solar Glare - HOURS - 180 degrees view



*Add one hour for British Summer Time

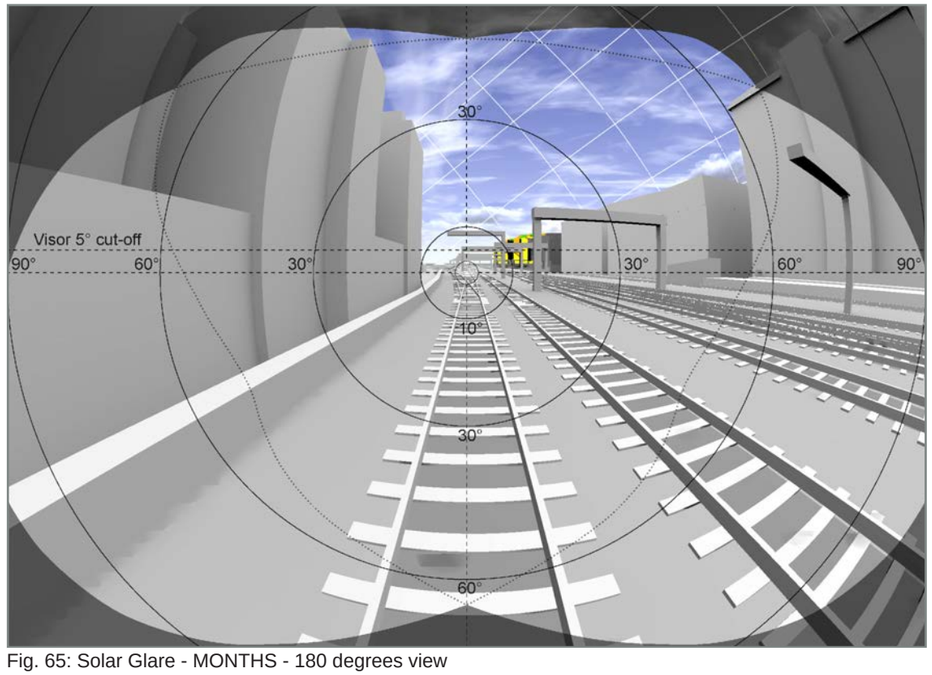
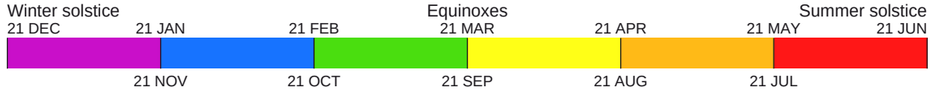


Fig. 65: Solar Glare - MONTHS - 180 degrees view



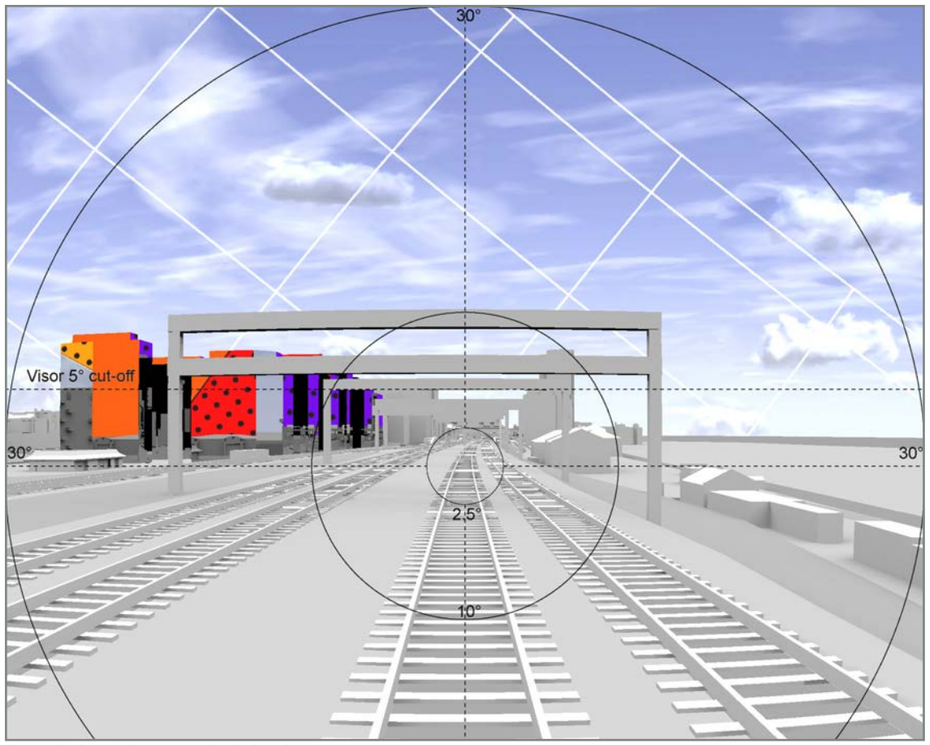


Fig. 66: Solar Glare - HOURS - Close-up

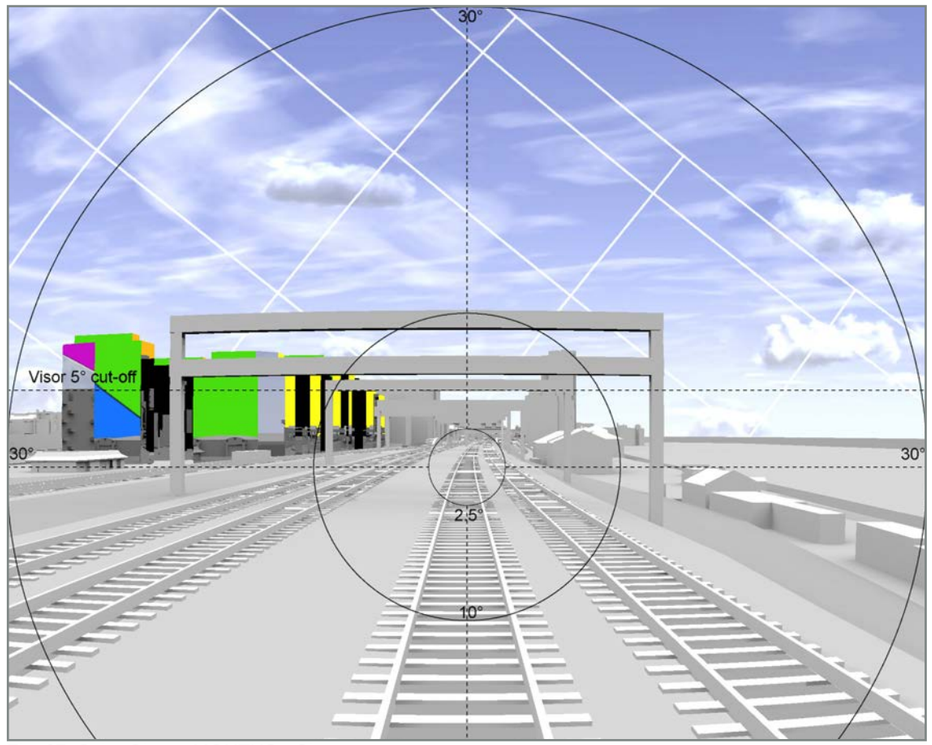


Fig. 67: Solar Glare - MONTHS - Close-up

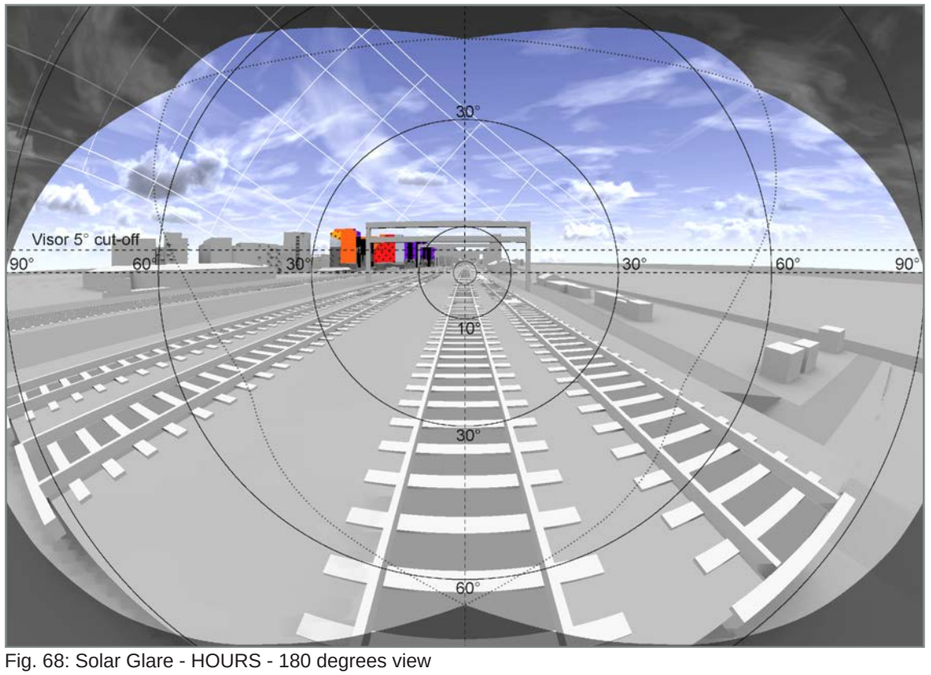
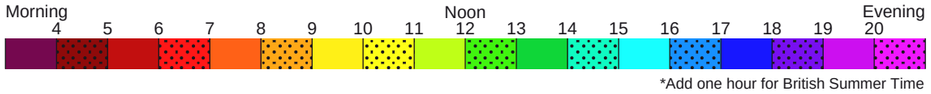


Fig. 68: Solar Glare - HOURS - 180 degrees view



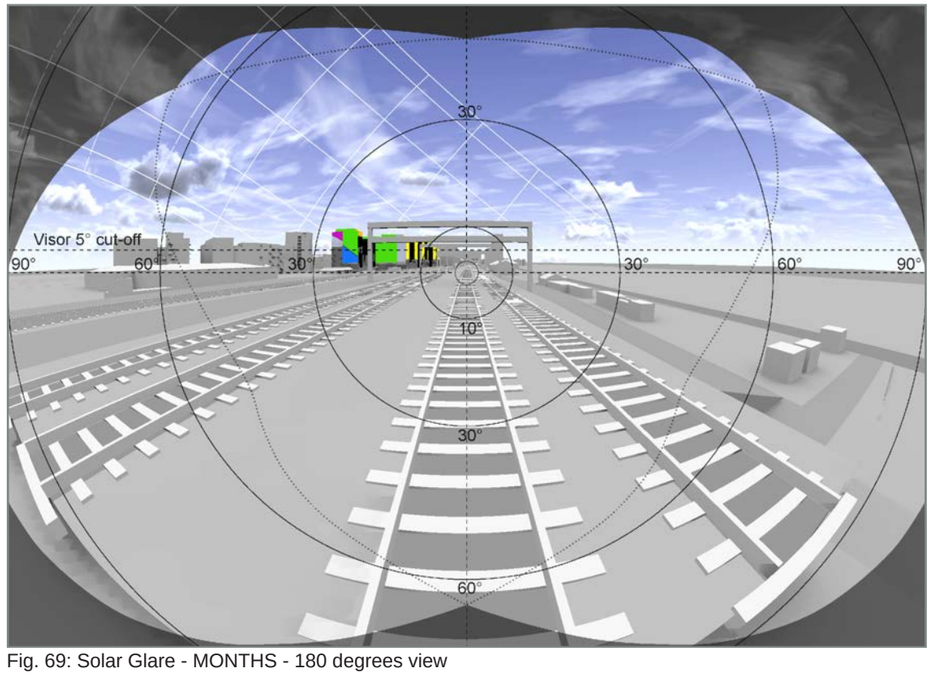
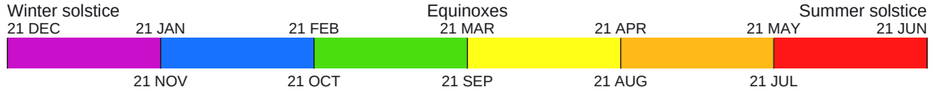


Fig. 69: Solar Glare - MONTHS - 180 degrees view



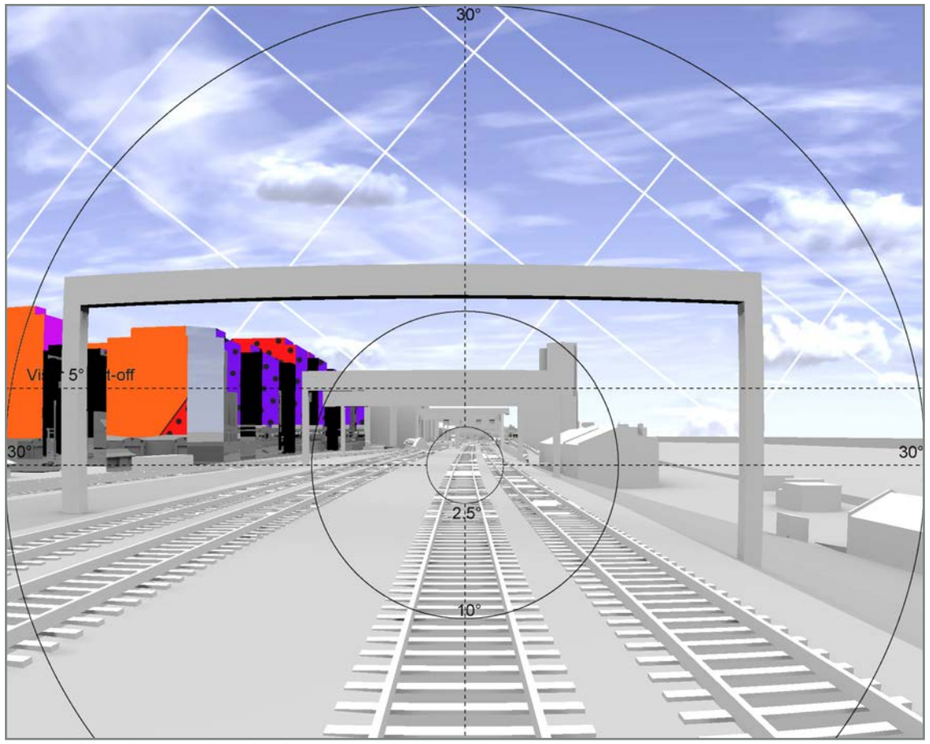


Fig. 70: Solar Glare - HOURS - Close-up

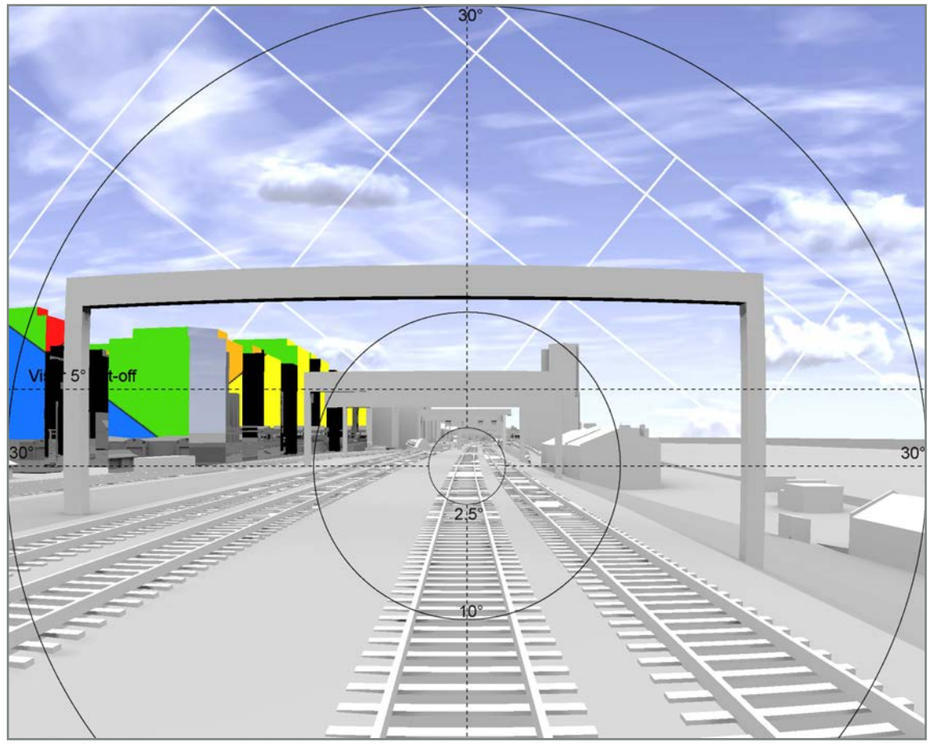


Fig. 71: Solar Glare - MONTHS - Close-up

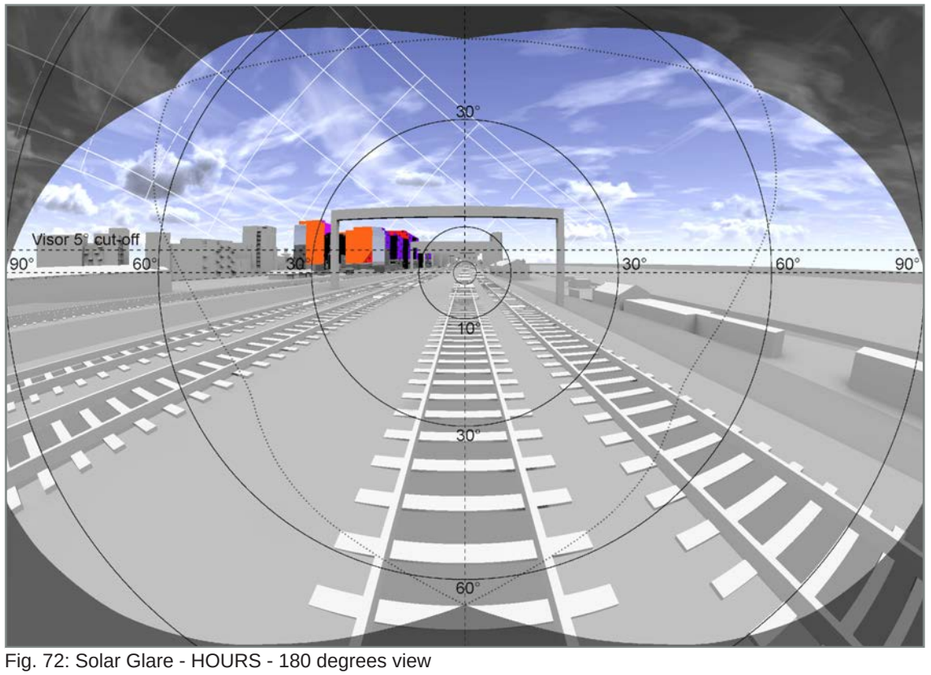
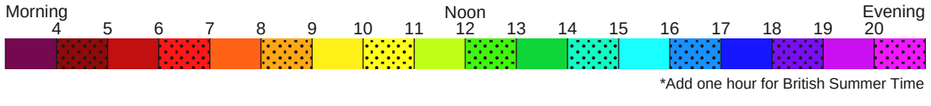


Fig. 72: Solar Glare - HOURS - 180 degrees view



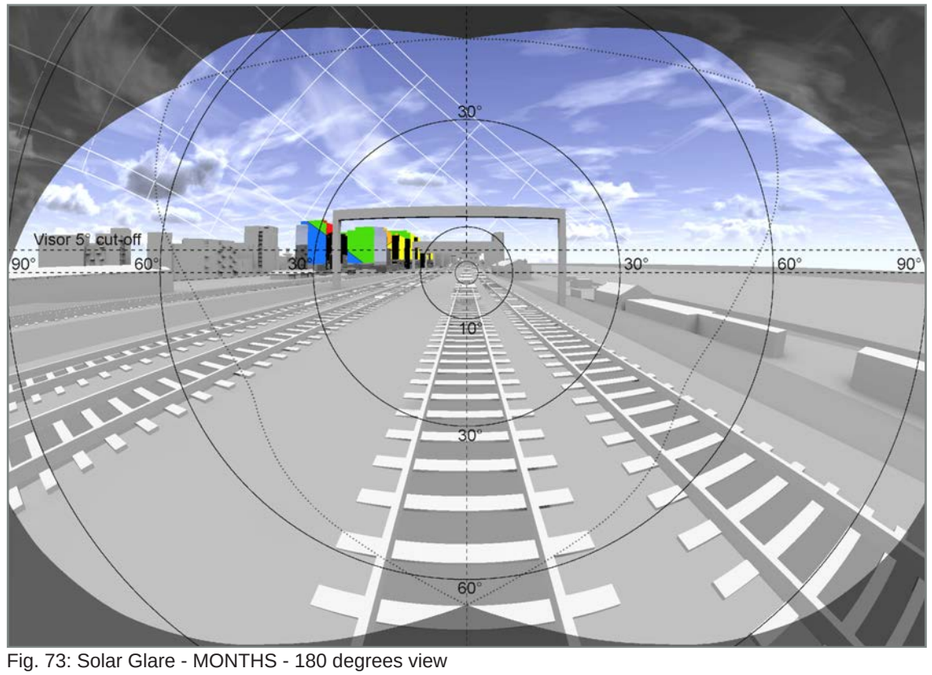
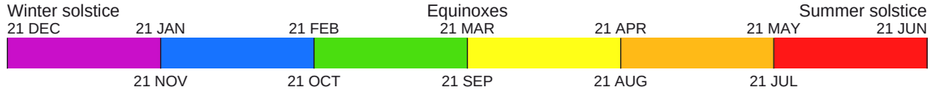


Fig. 73: Solar Glare - MONTHS - 180 degrees view



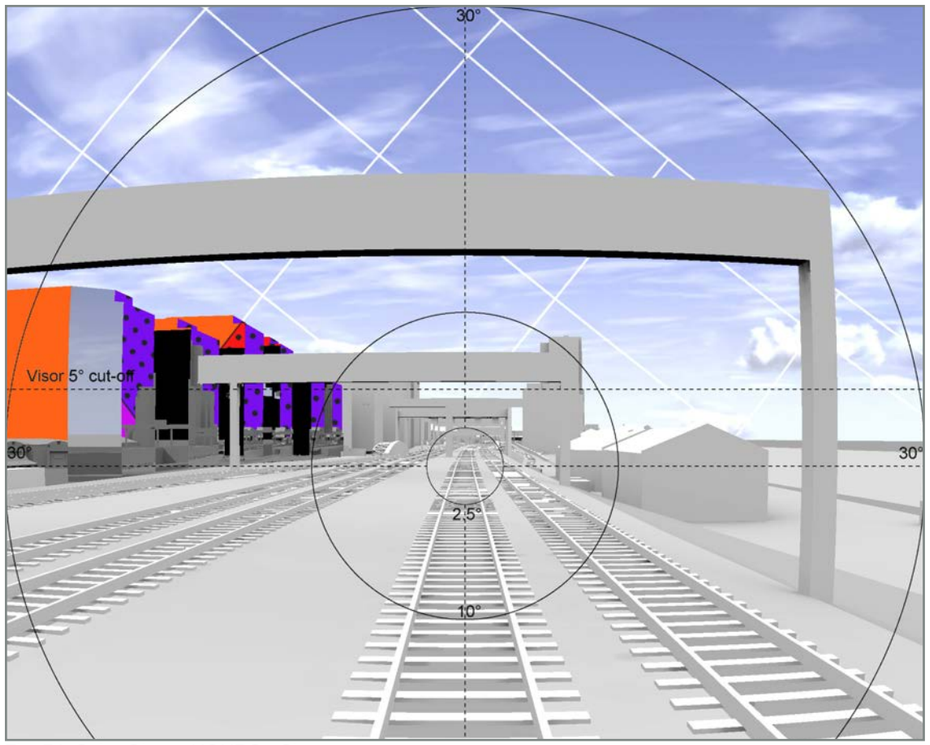


Fig. 74: Solar Glare - HOURS - Close-up



Fig. 75: Solar Glare - MONTHS - Close-up

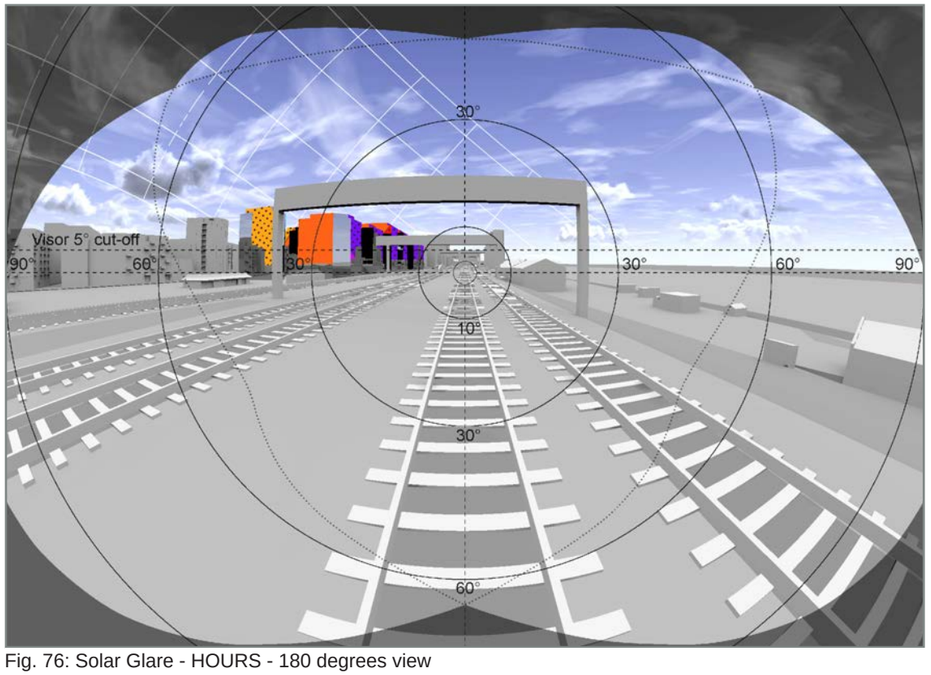
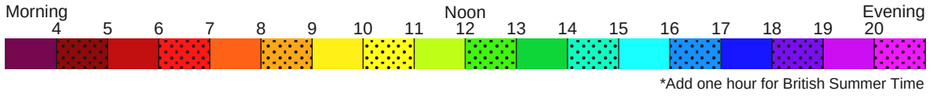


Fig. 76: Solar Glare - HOURS - 180 degrees view



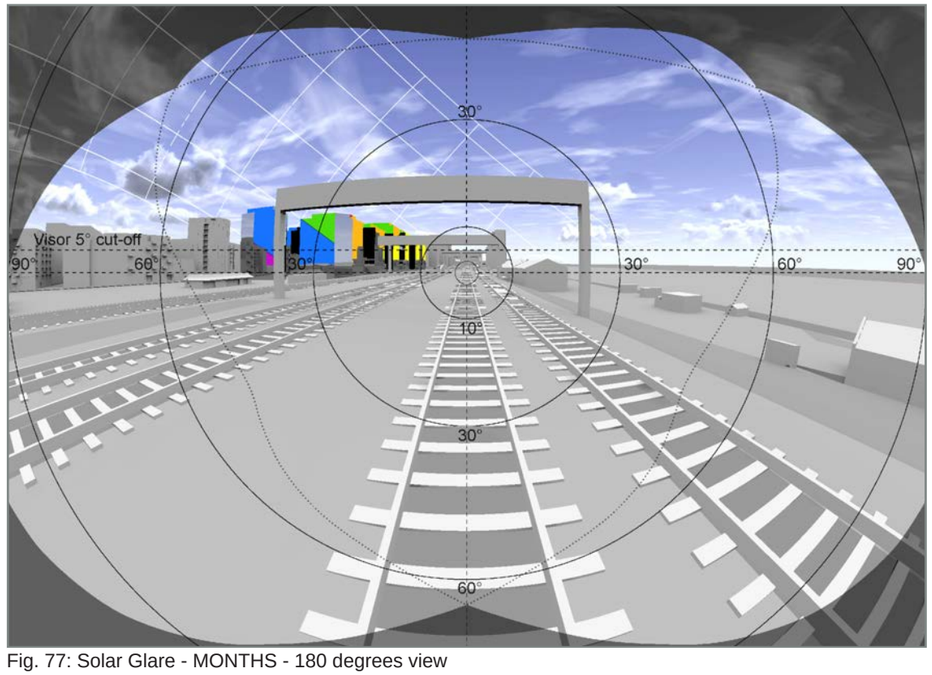
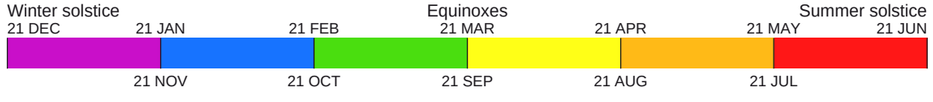


Fig. 77: Solar Glare - MONTHS - 180 degrees view



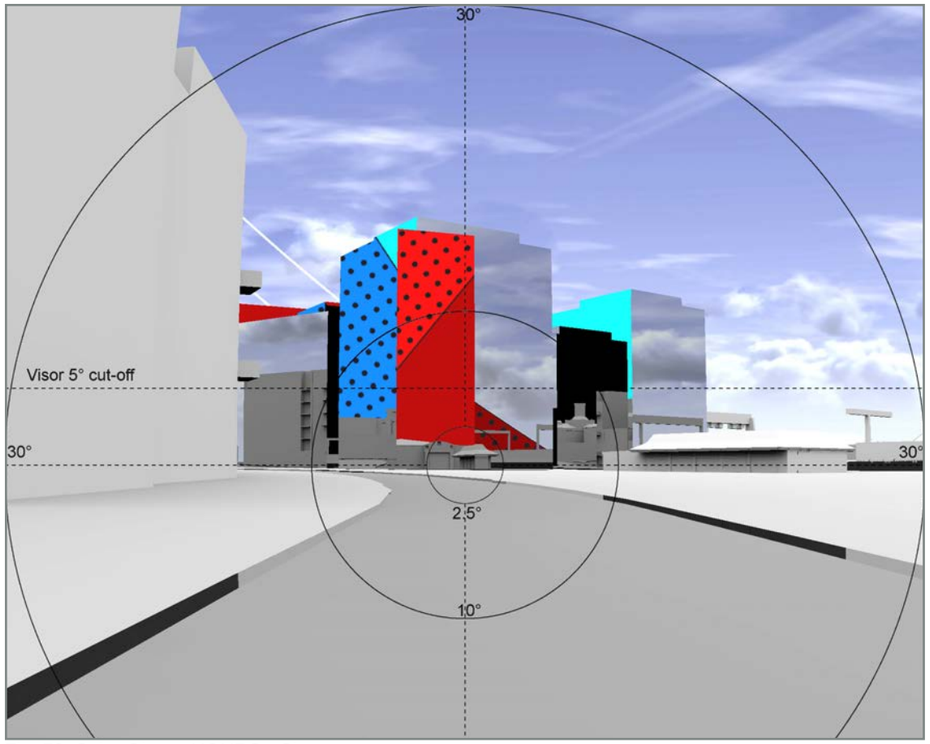


Fig. 78: Solar Glare - HOURS - Close-up

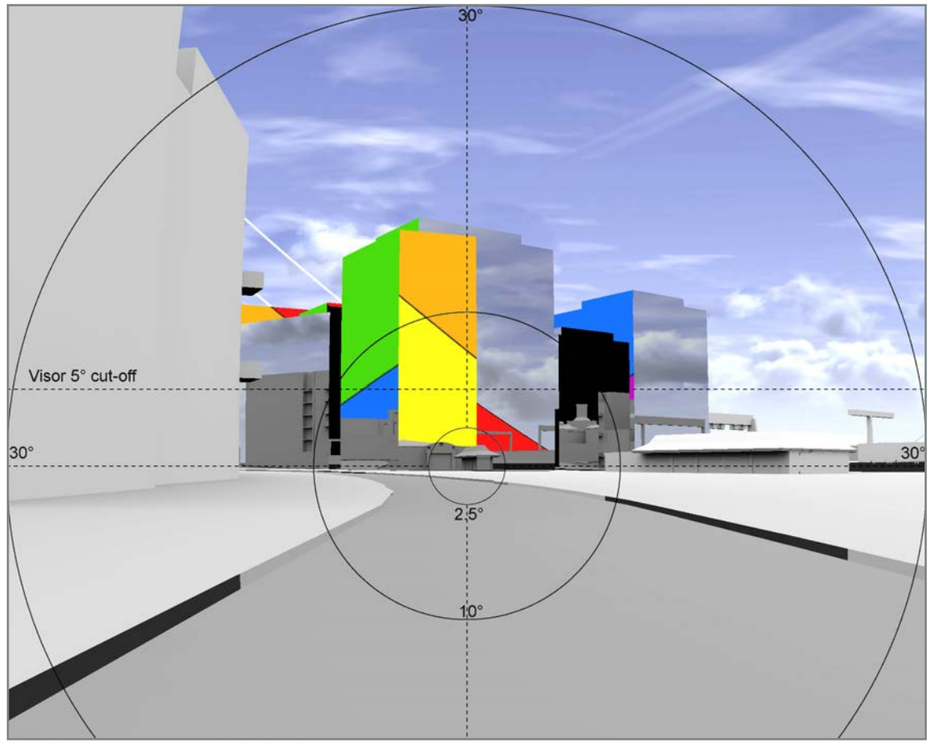


Fig. 79: Solar Glare - MONTHS - Close-up

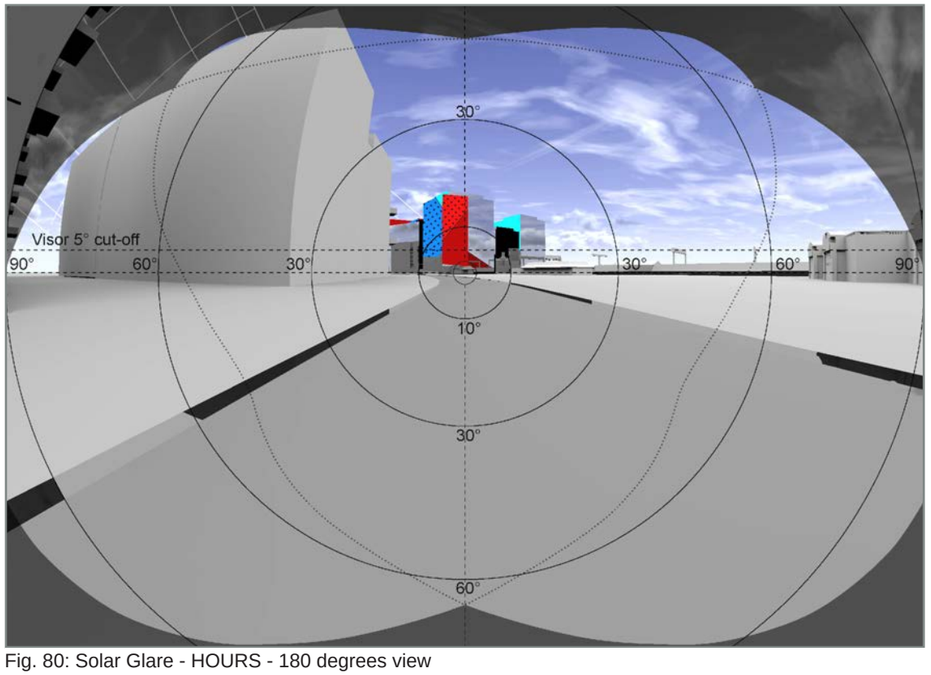
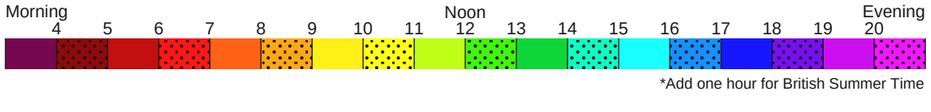


Fig. 80: Solar Glare - HOURS - 180 degrees view



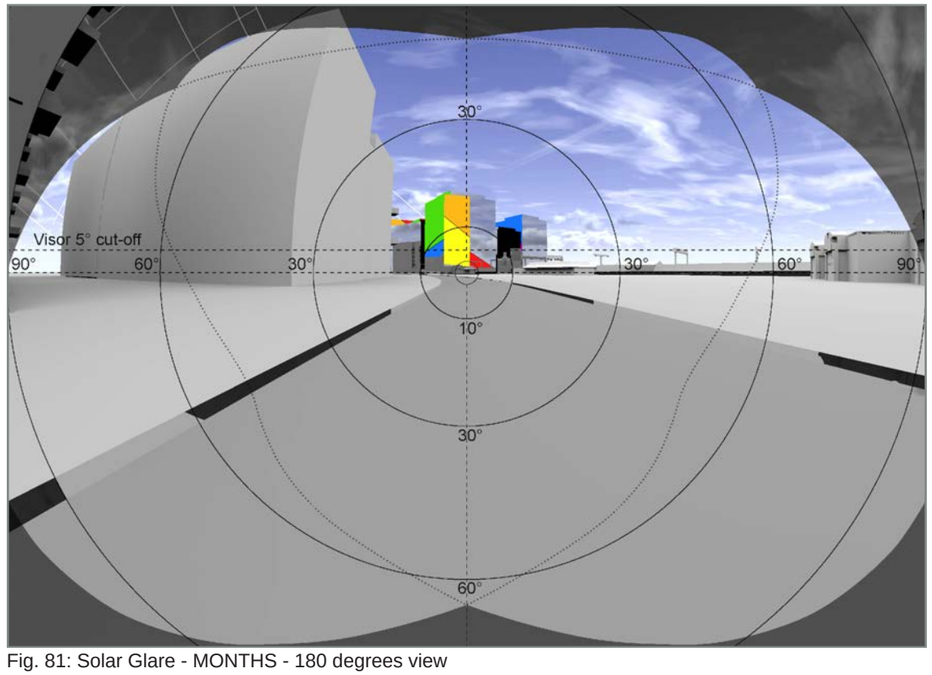


Fig. 81: Solar Glare - MONTHS - 180 degrees view



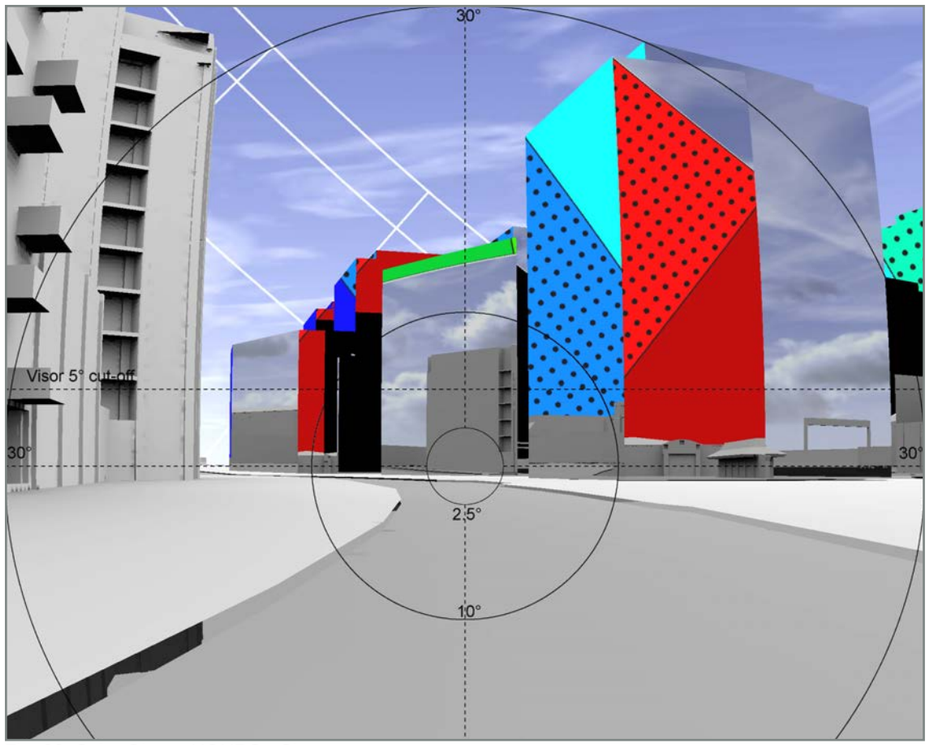


Fig. 82: Solar Glare - HOURS - Close-up

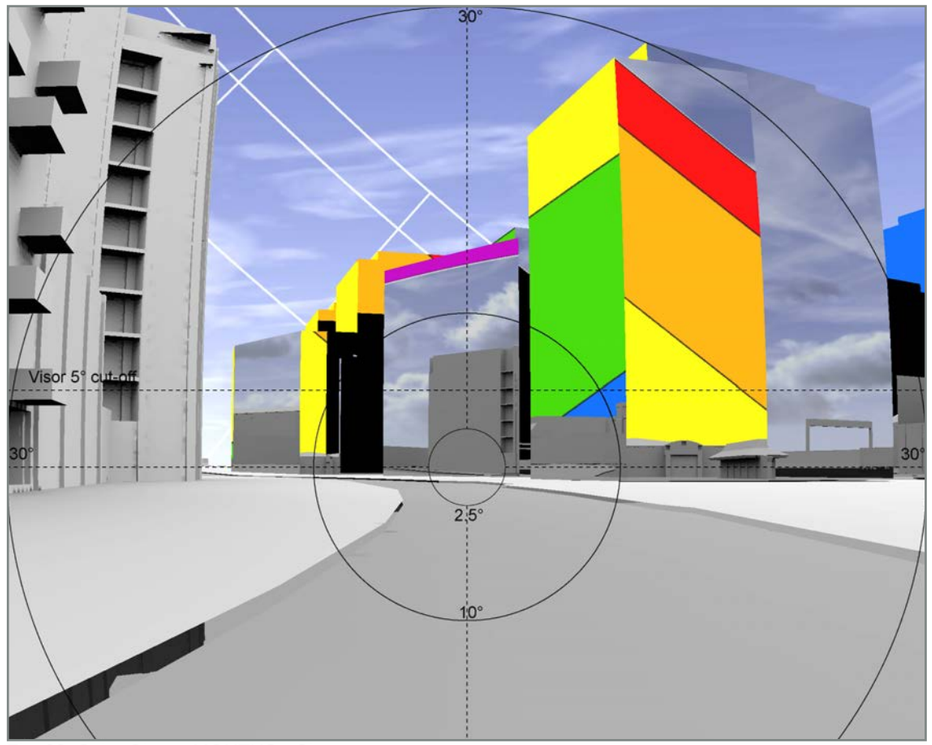


Fig. 83: Solar Glare - MONTHS - Close-up

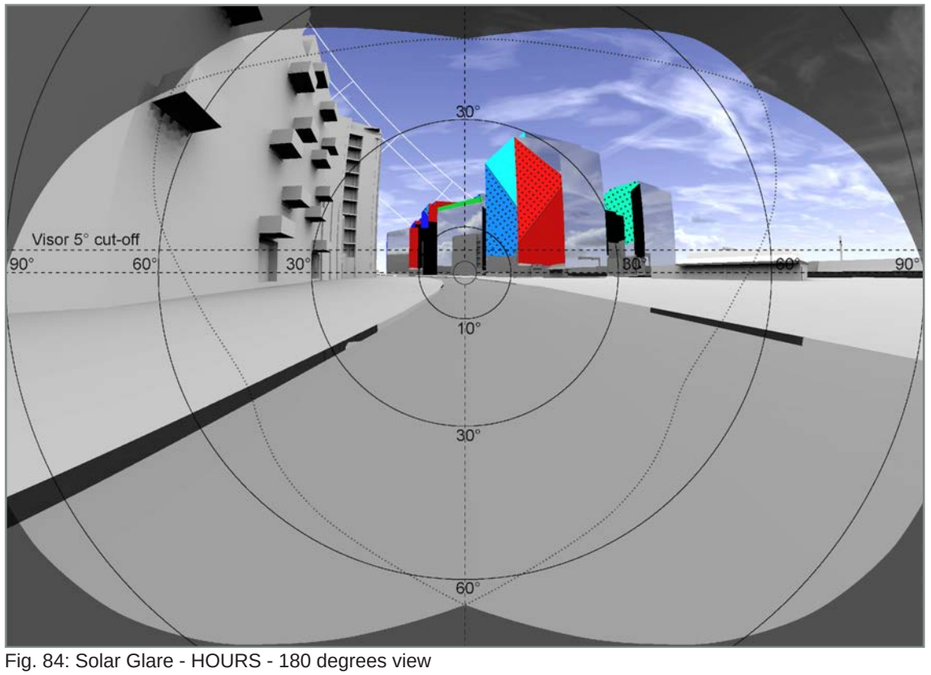
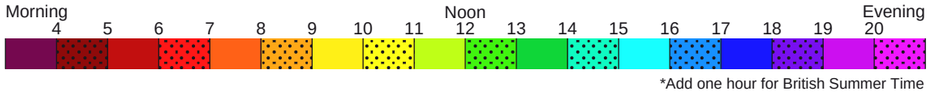


Fig. 84: Solar Glare - HOURS - 180 degrees view



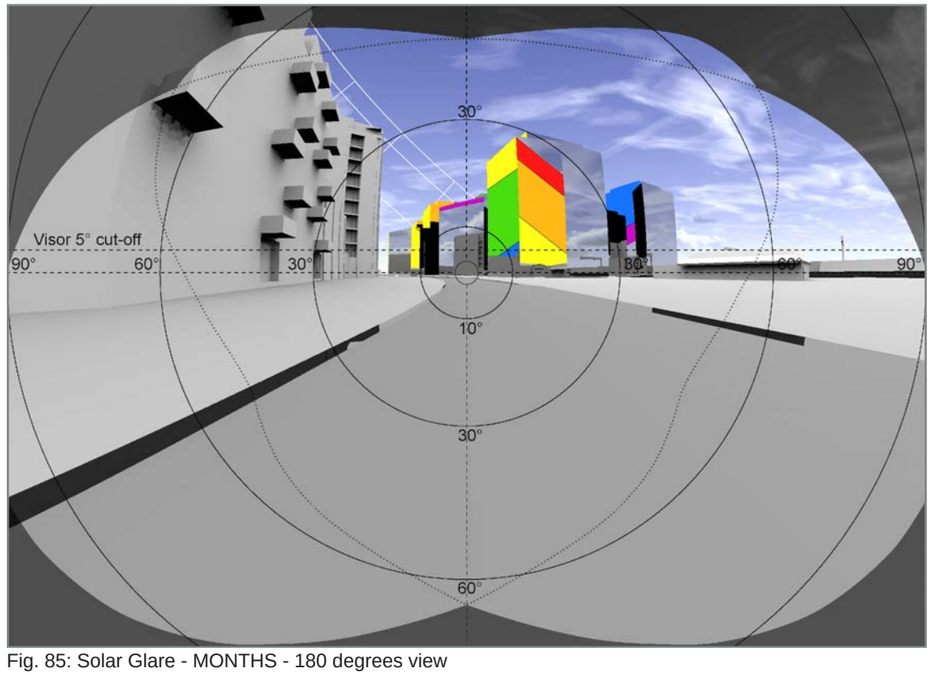
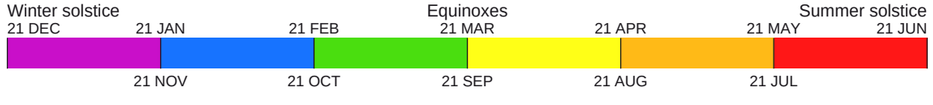


Fig. 85: Solar Glare - MONTHS - 180 degrees view



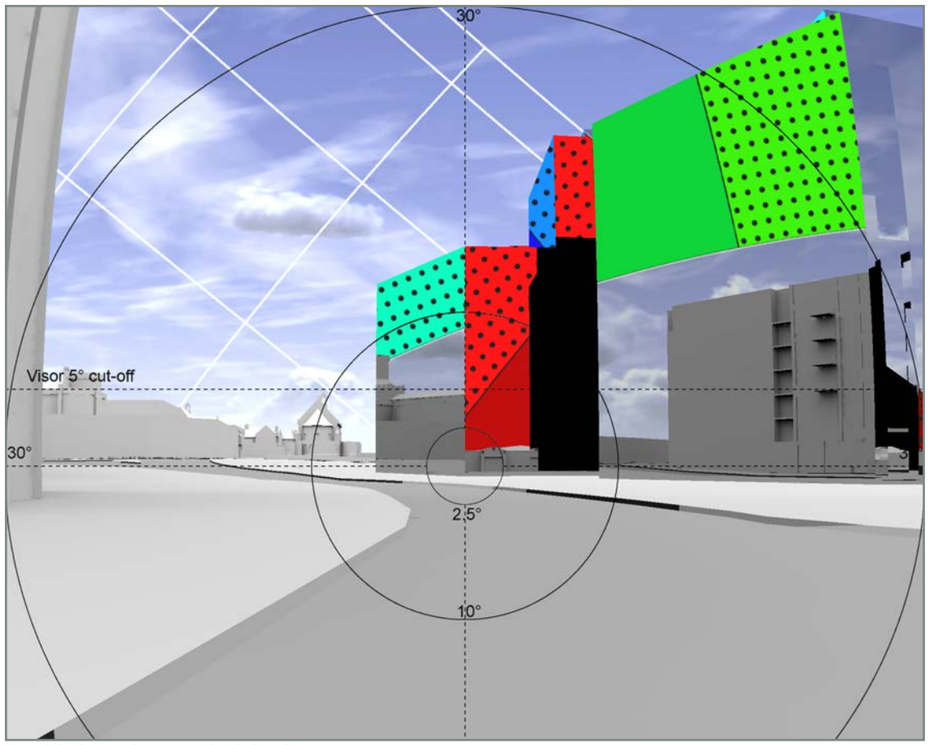


Fig. 86: Solar Glare - HOURS - Close-up

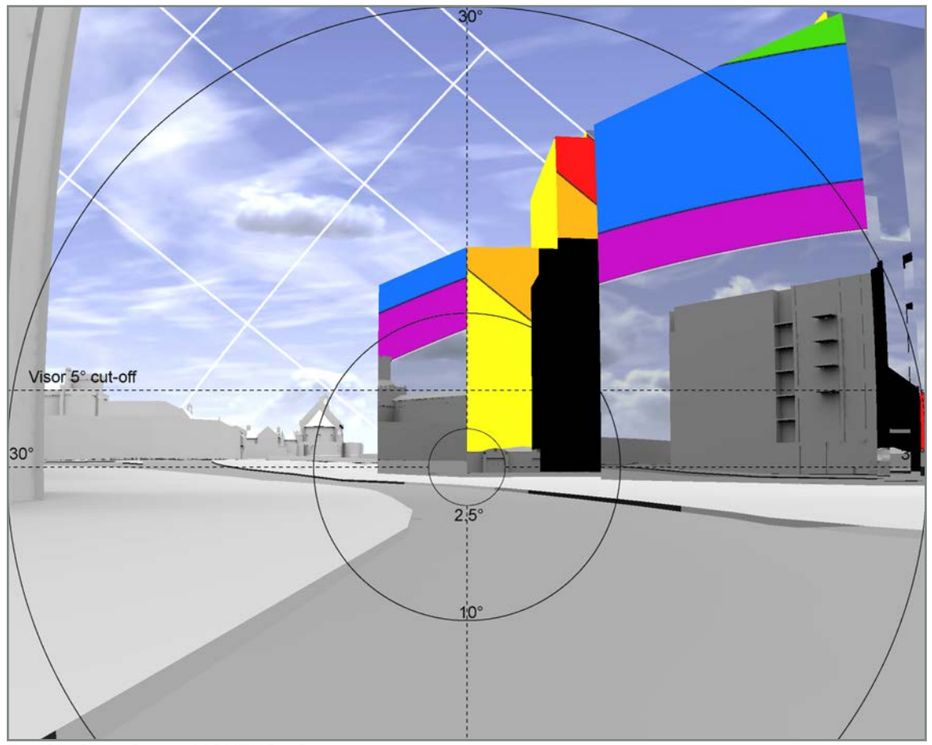


Fig. 87: Solar Glare - MONTHS - Close-up

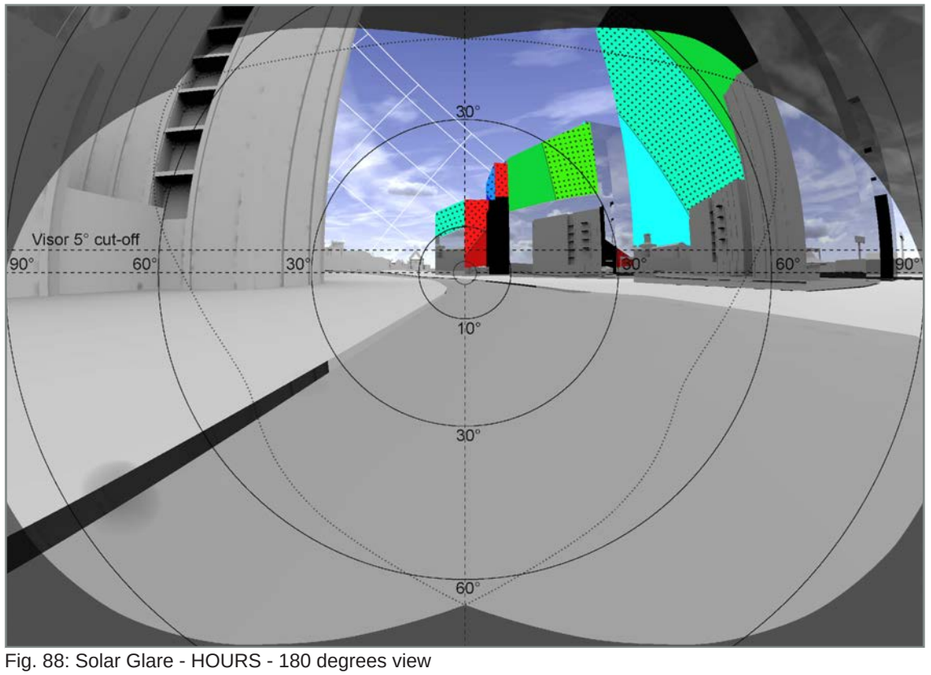
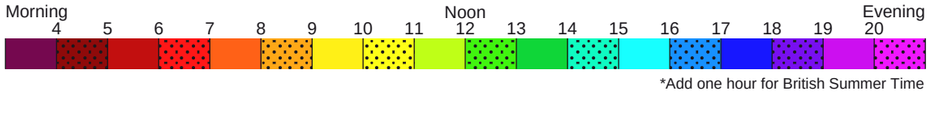


Fig. 88: Solar Glare - HOURS - 180 degrees view



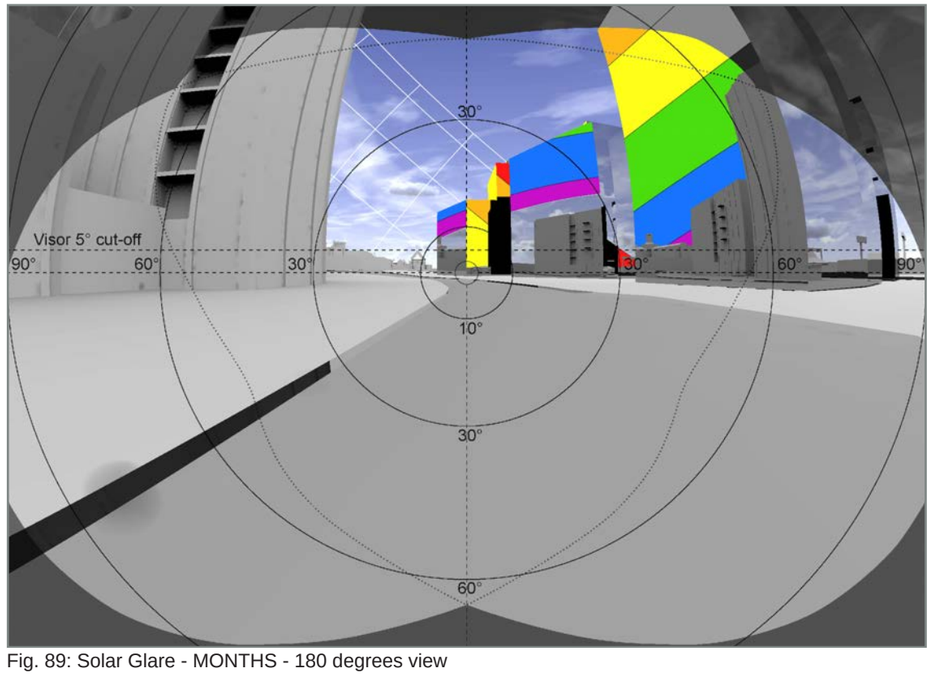
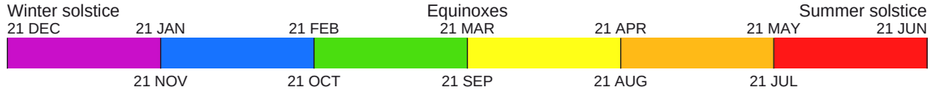


Fig. 89: Solar Glare - MONTHS - 180 degrees view



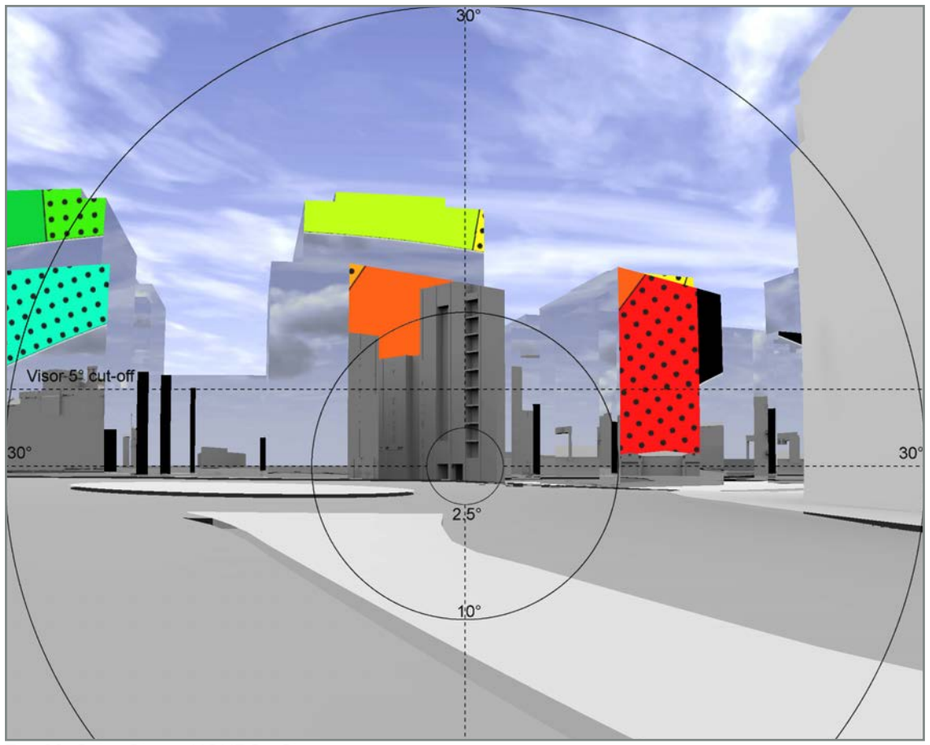


Fig. 90: Solar Glare - HOURS - Close-up

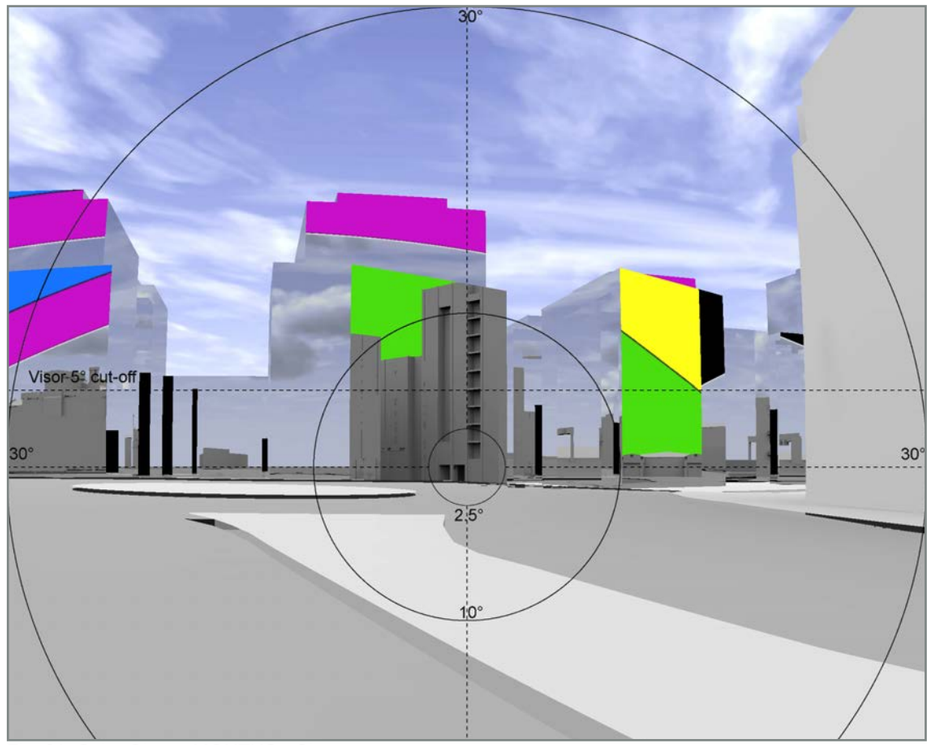


Fig. 91: Solar Glare - MONTHS - Close-up

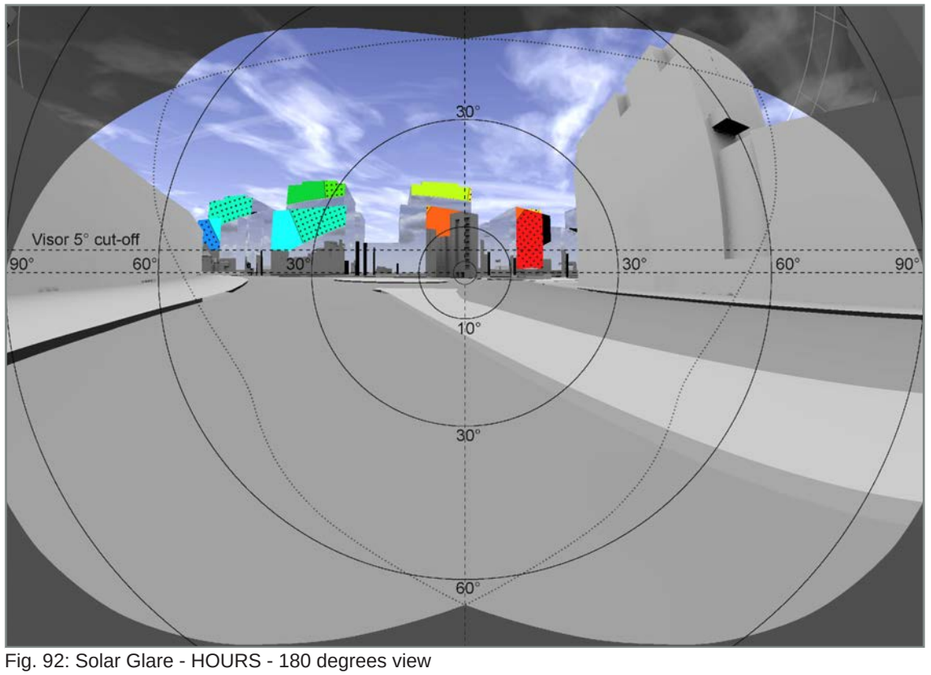
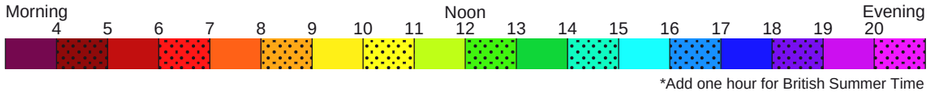


Fig. 92: Solar Glare - HOURS - 180 degrees view



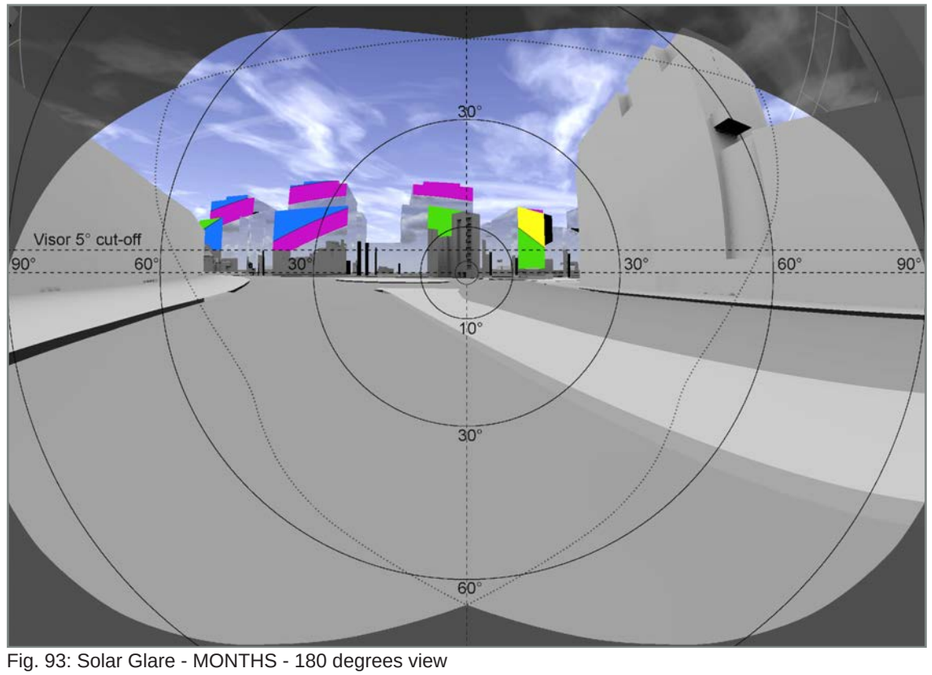
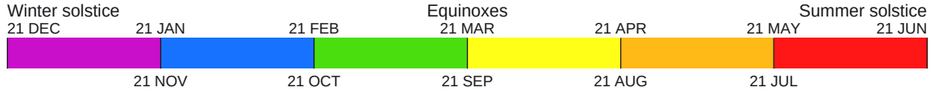


Fig. 93: Solar Glare - MONTHS - 180 degrees view



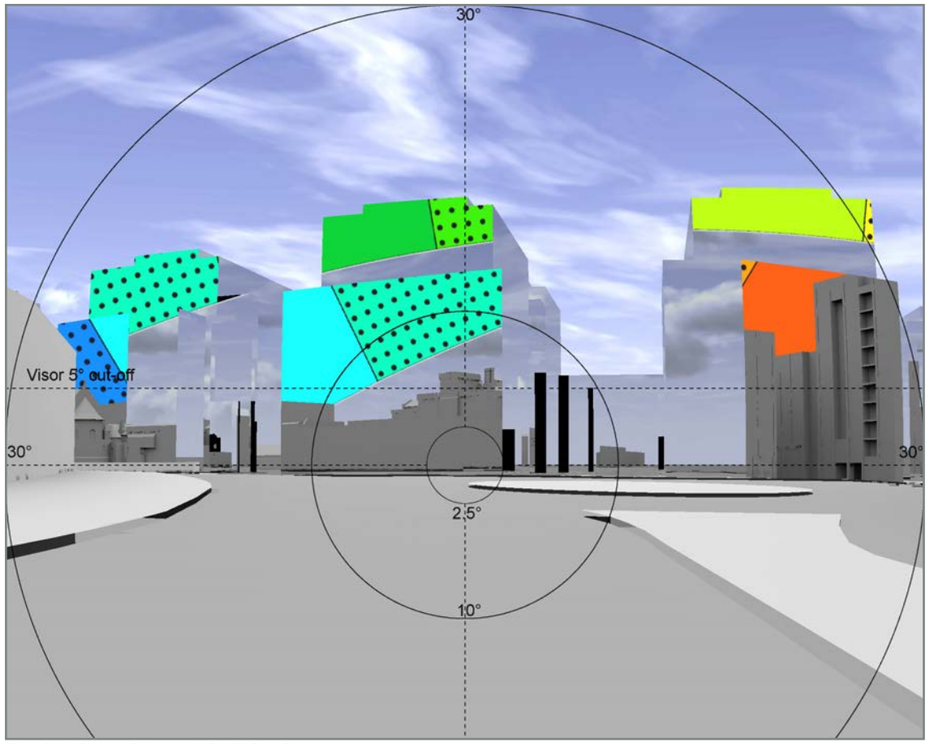


Fig. 94: Solar Glare - HOURS - Close-up

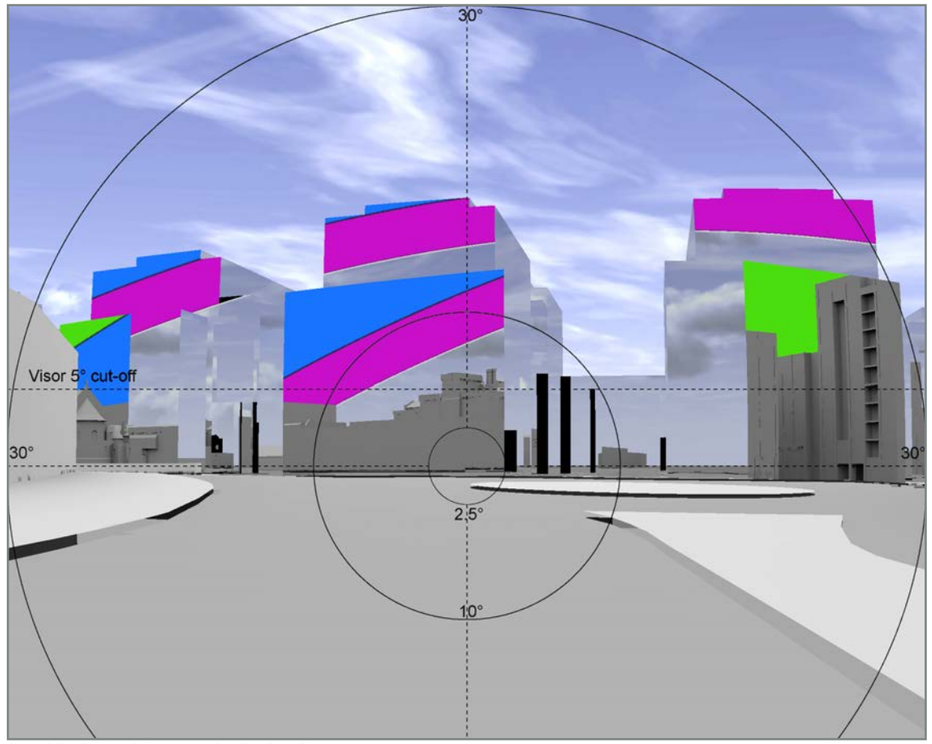


Fig. 95: Solar Glare - MONTHS - Close-up

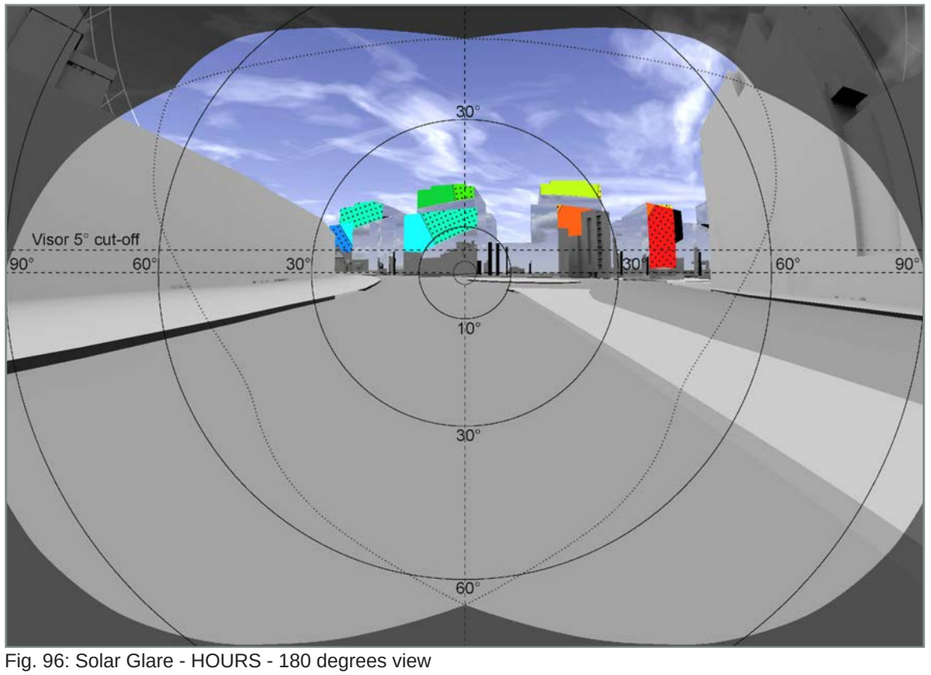
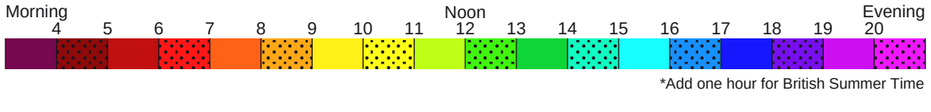


Fig. 96: Solar Glare - HOURS - 180 degrees view



*Add one hour for British Summer Time

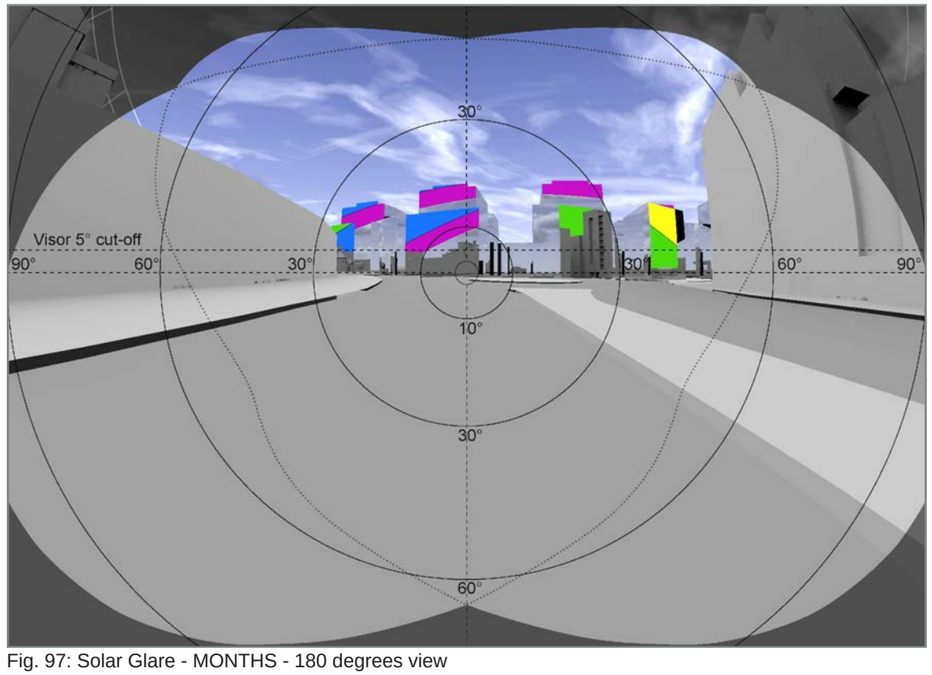


Fig. 97: Solar Glare - MONTHS - 180 degrees view



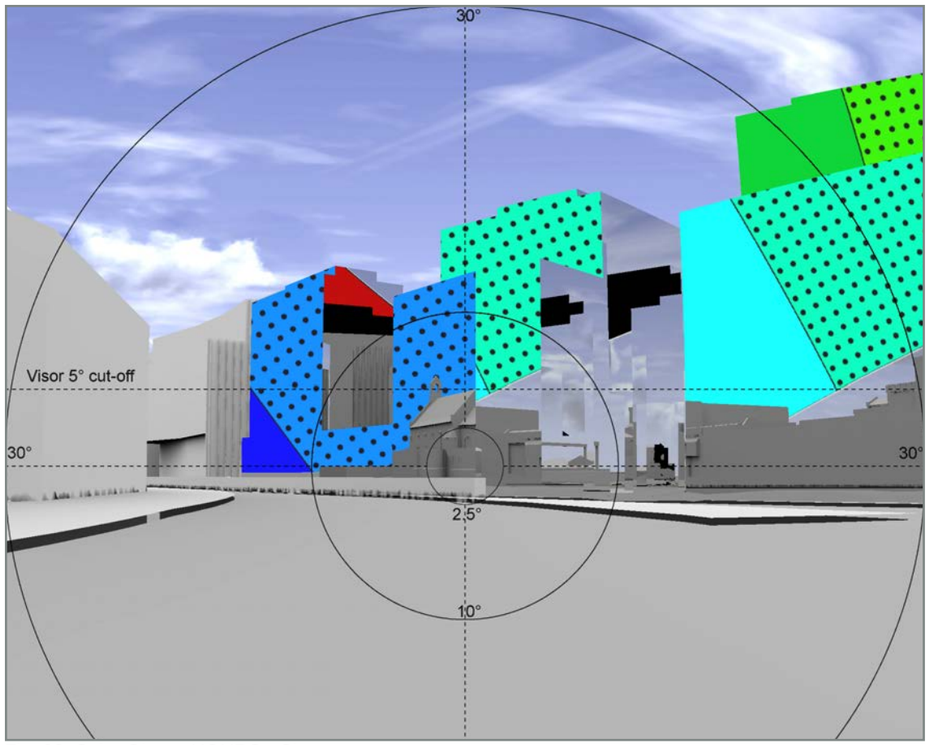


Fig. 98: Solar Glare - HOURS - Close-up

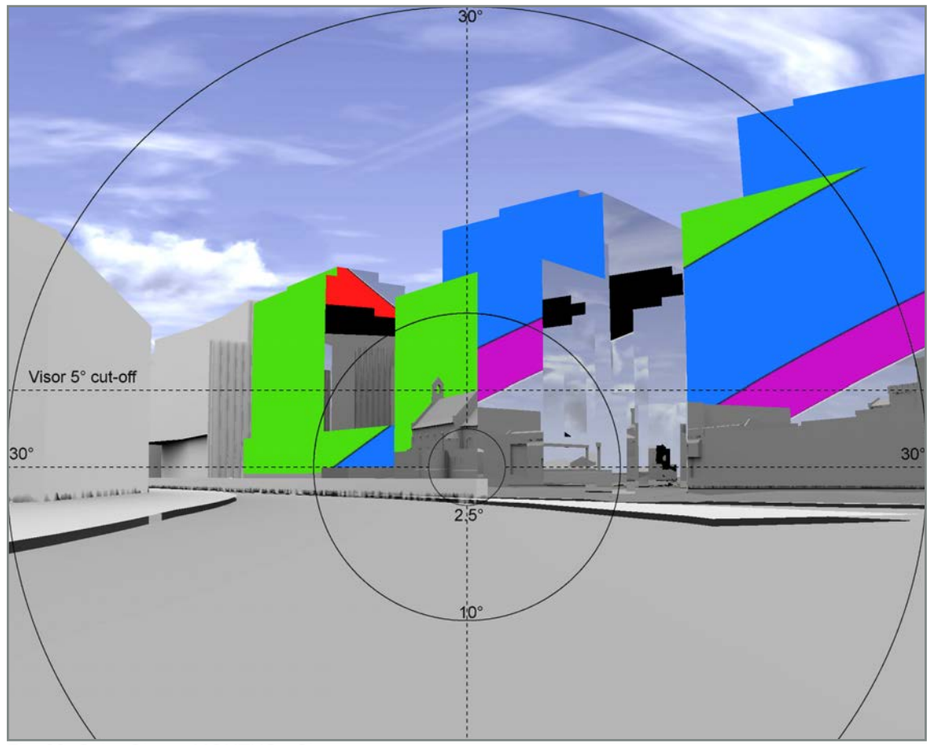


Fig. 99: Solar Glare - MONTHS - Close-up

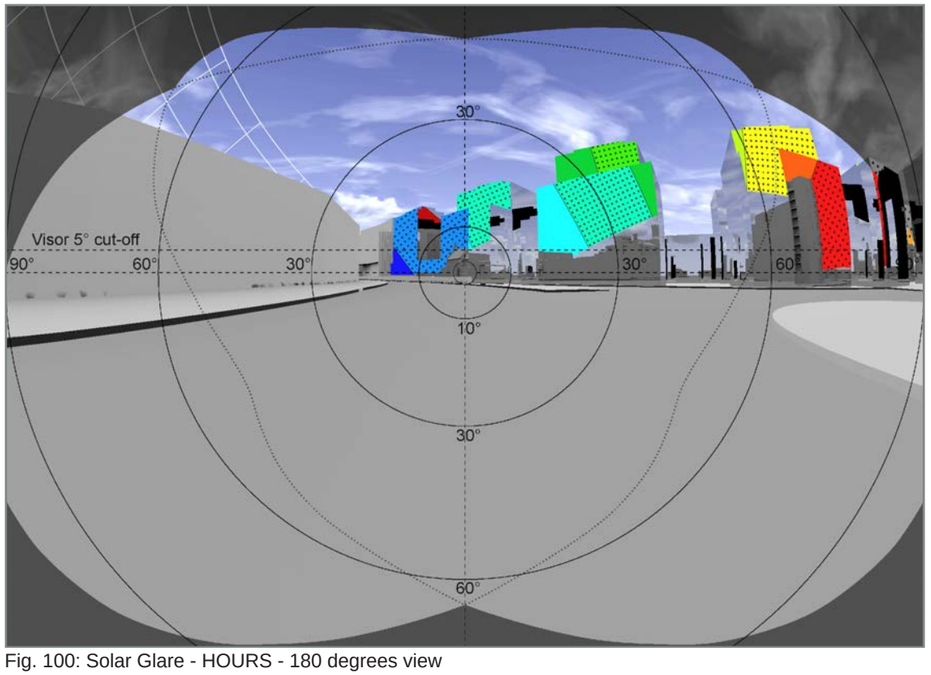
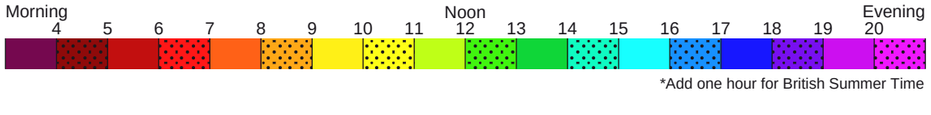


Fig. 100: Solar Glare - HOURS - 180 degrees view



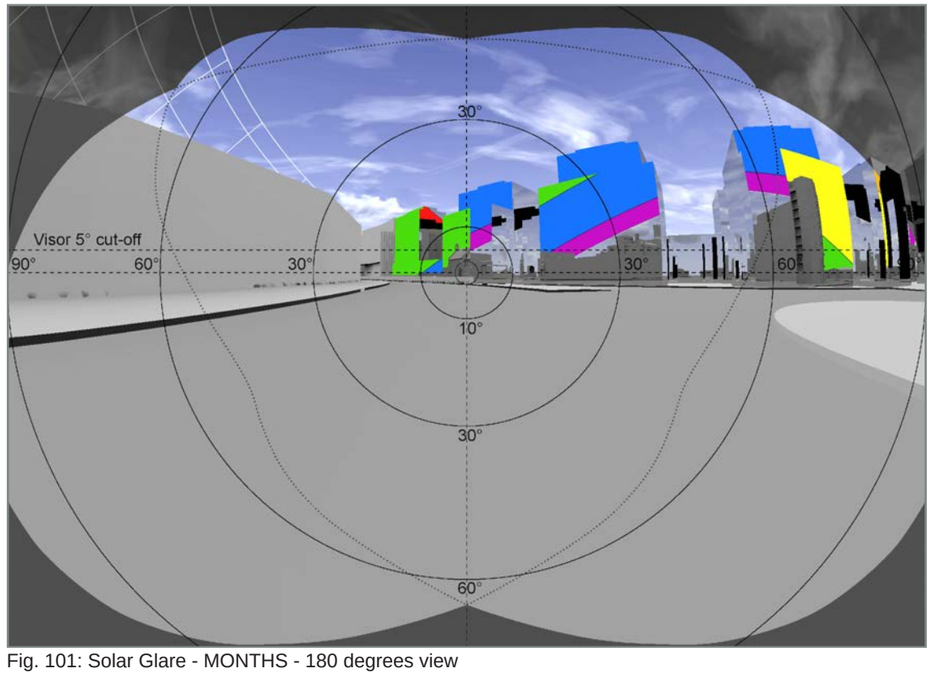
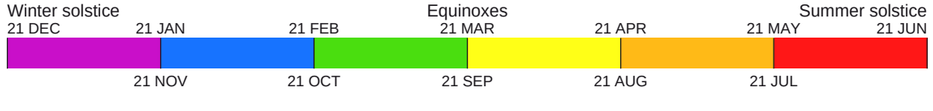


Fig. 101: Solar Glare - MONTHS - 180 degrees view



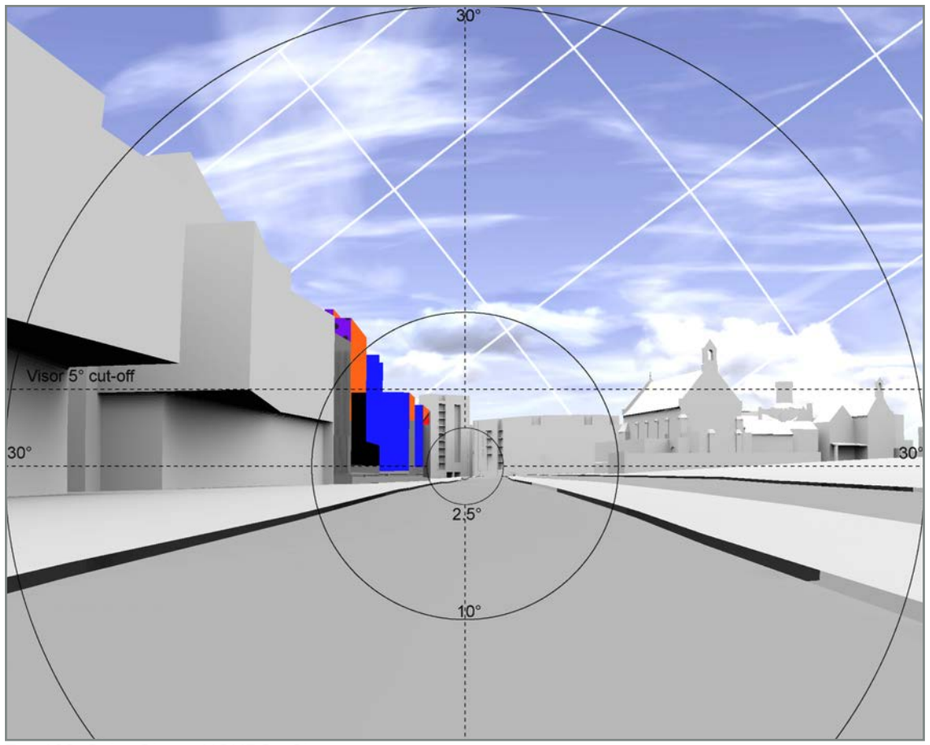


Fig. 102: Solar Glare - HOURS - Close-up

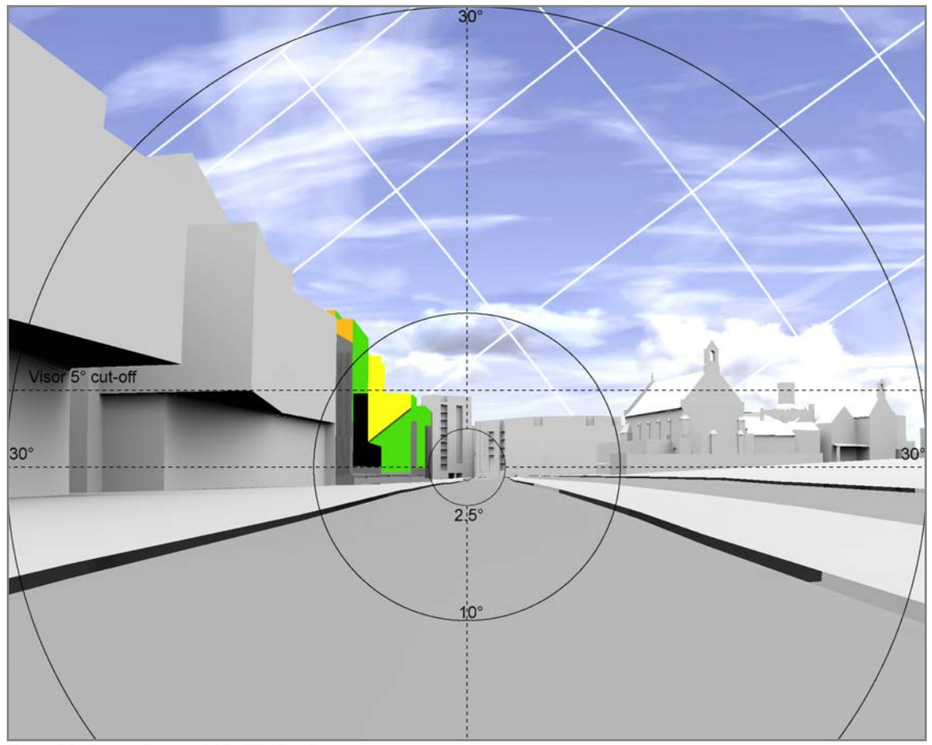


Fig. 103: Solar Glare - MONTHS - Close-up

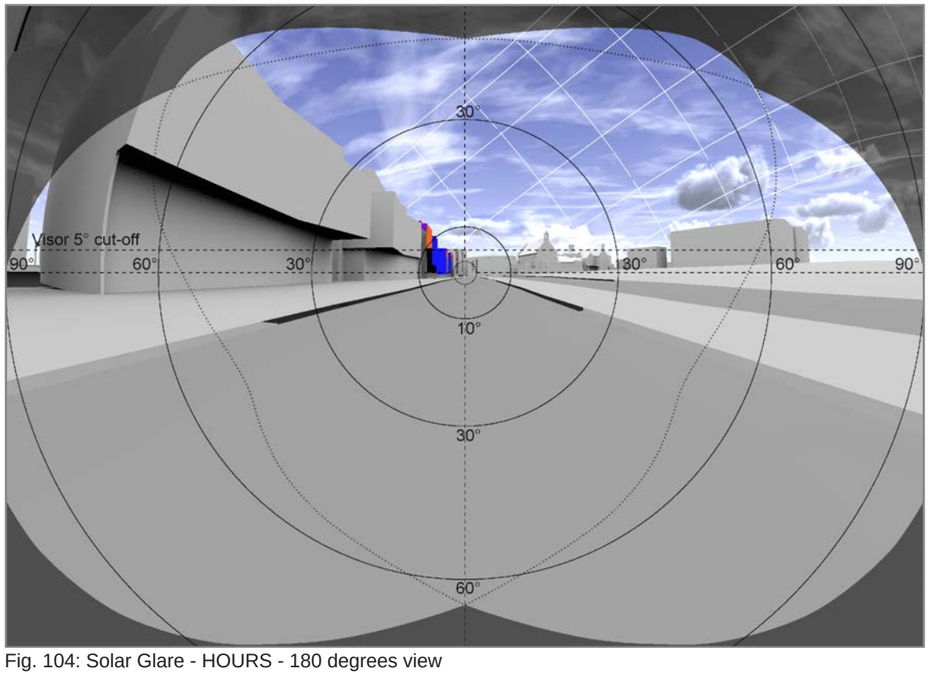
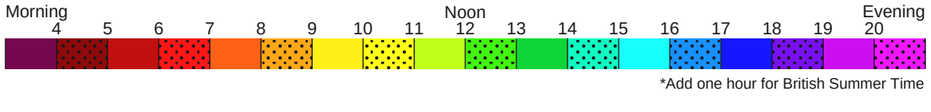


Fig. 104: Solar Glare - HOURS - 180 degrees view



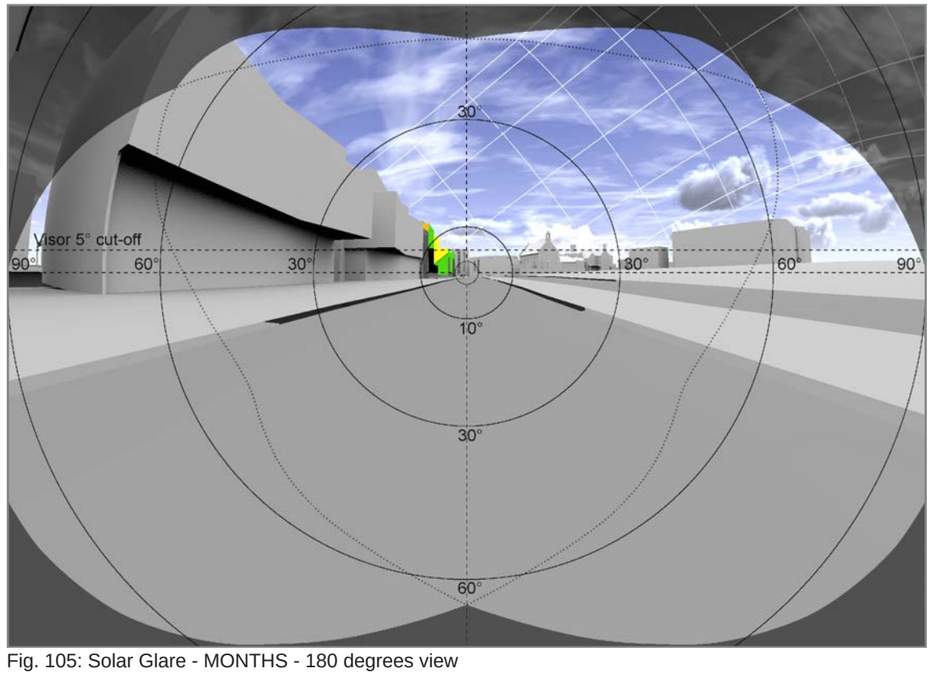


Fig. 105: Solar Glare - MONTHS - 180 degrees view



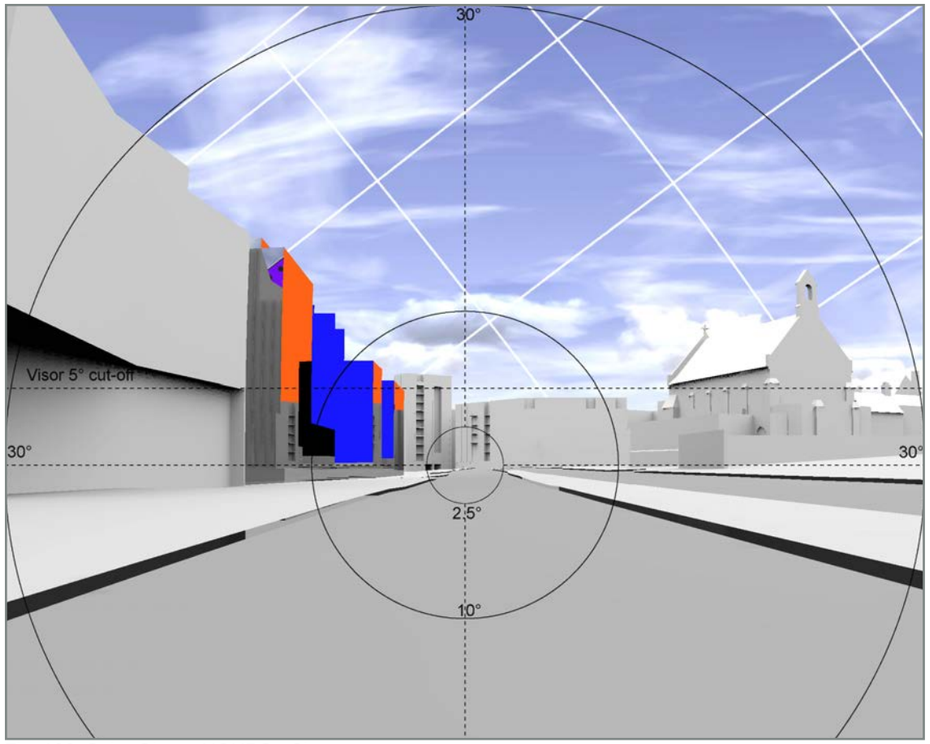


Fig. 106: Solar Glare - HOURS - Close-up

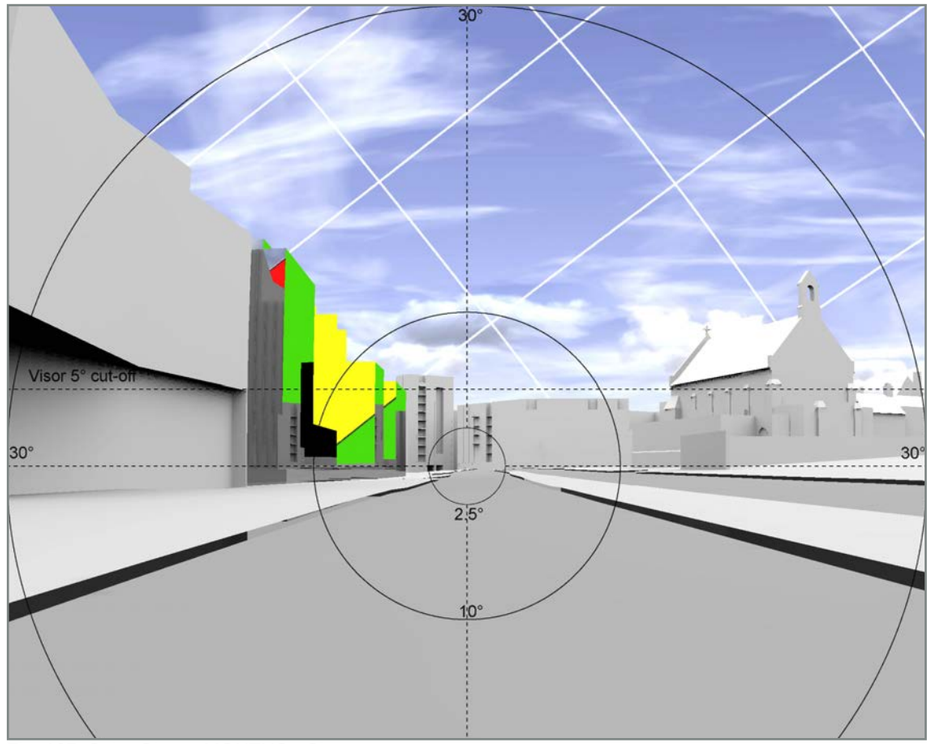


Fig. 107: Solar Glare - MONTHS - Close-up

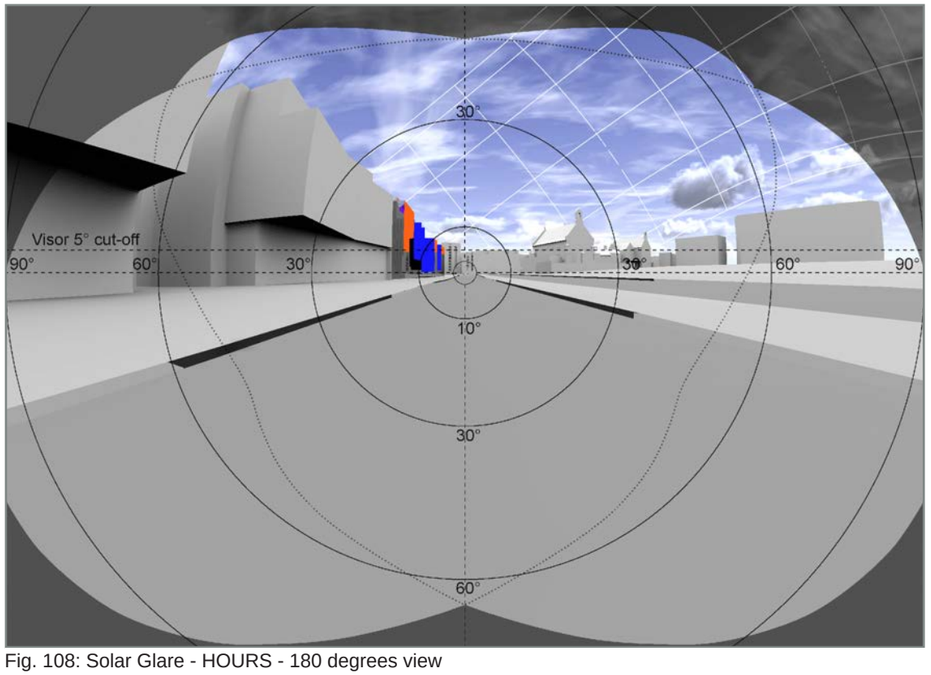
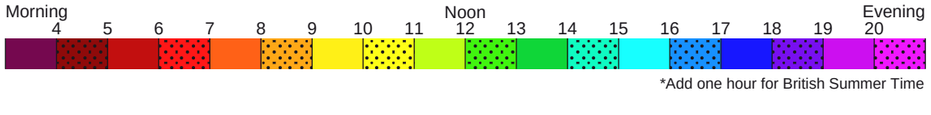


Fig. 108: Solar Glare - HOURS - 180 degrees view



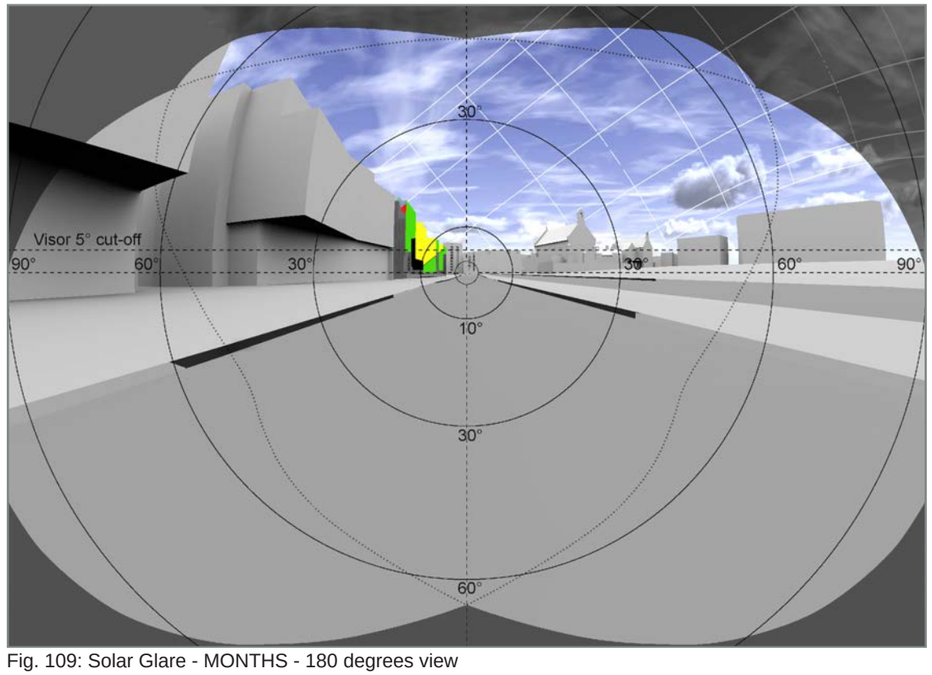
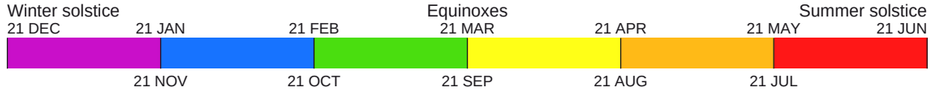


Fig. 109: Solar Glare - MONTHS - 180 degrees view



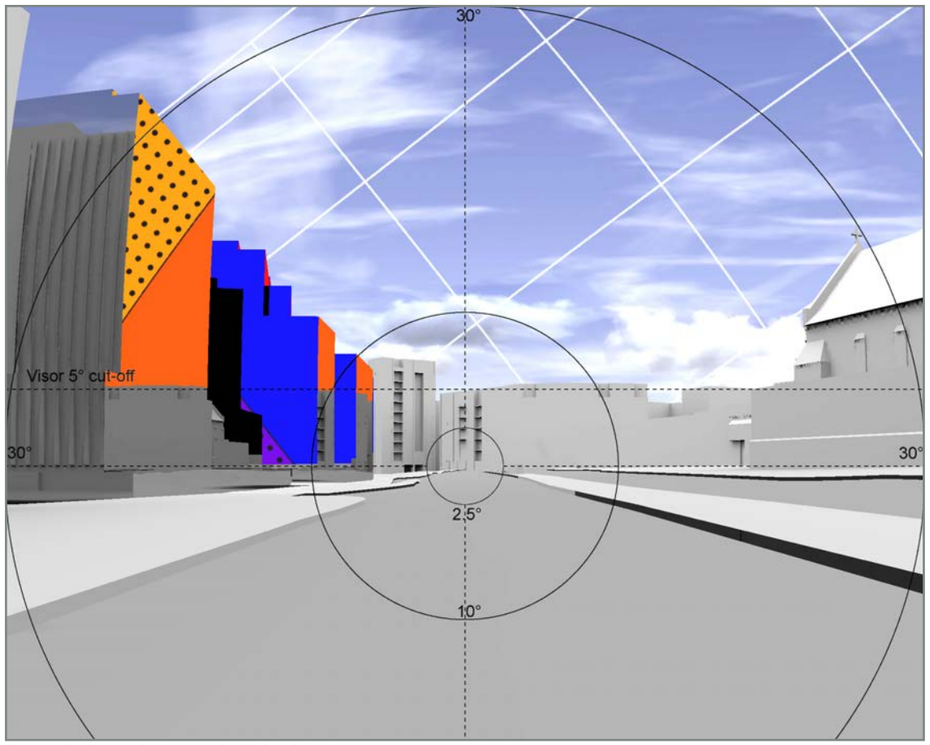


Fig. 110: Solar Glare - HOURS - Close-up

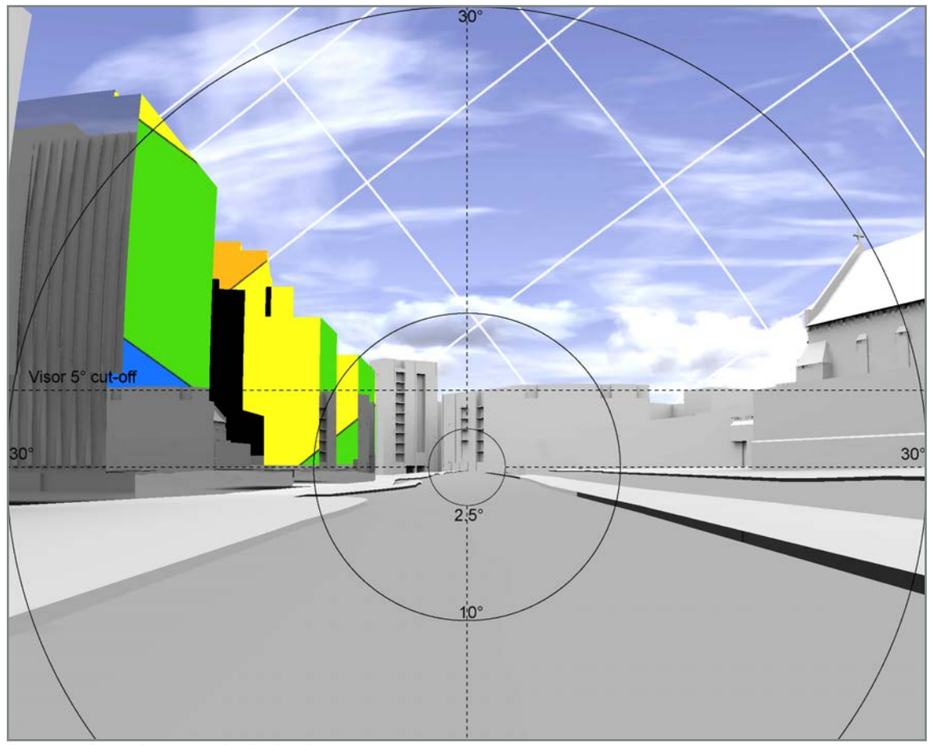


Fig. 111: Solar Glare - MONTHS - Close-up

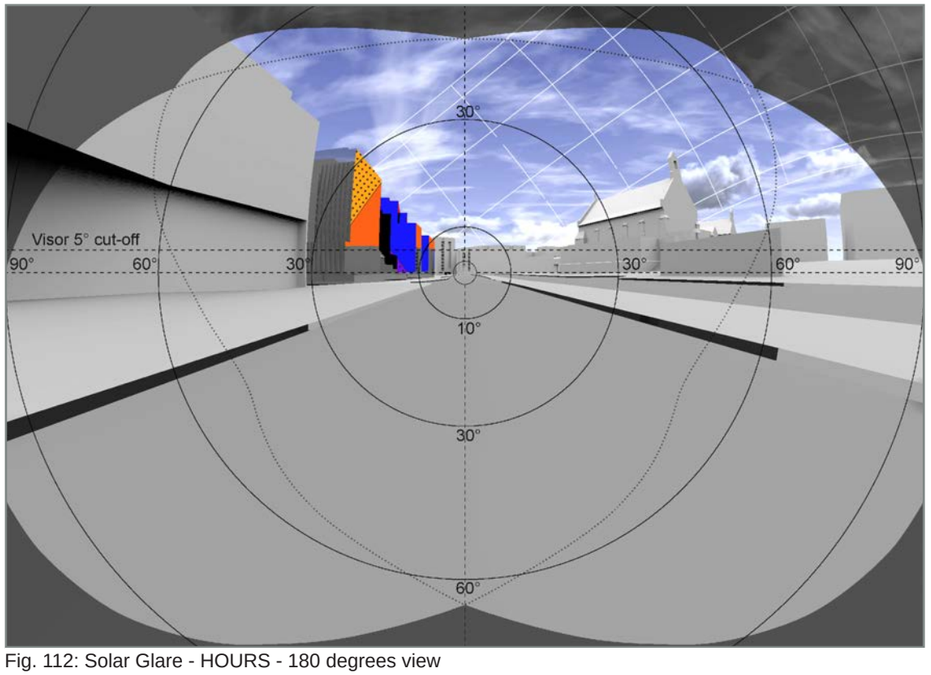
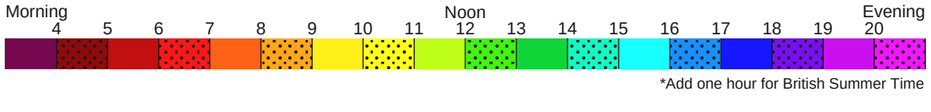


Fig. 112: Solar Glare - HOURS - 180 degrees view



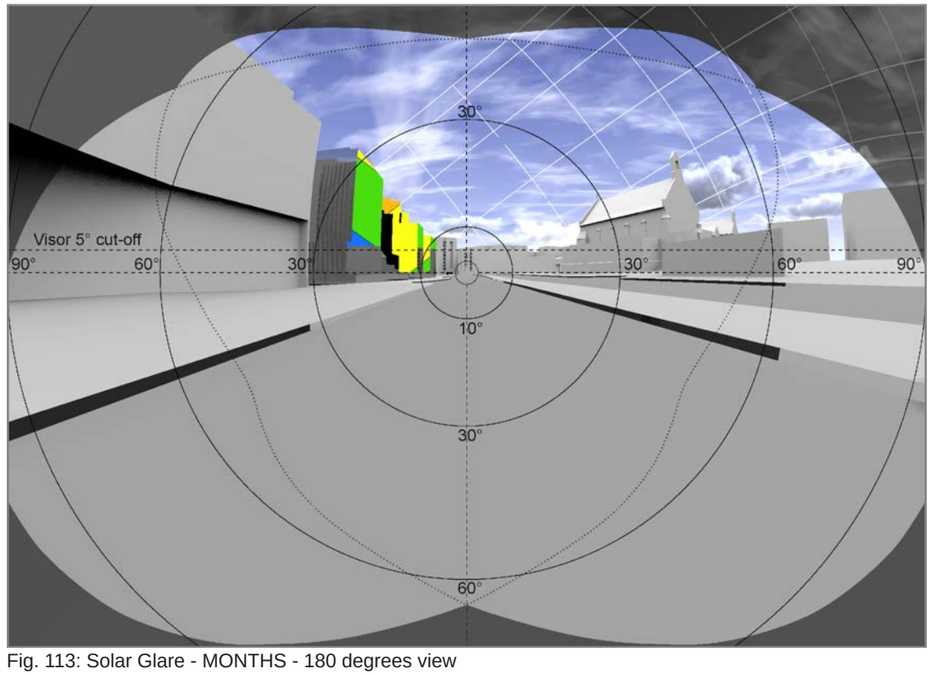


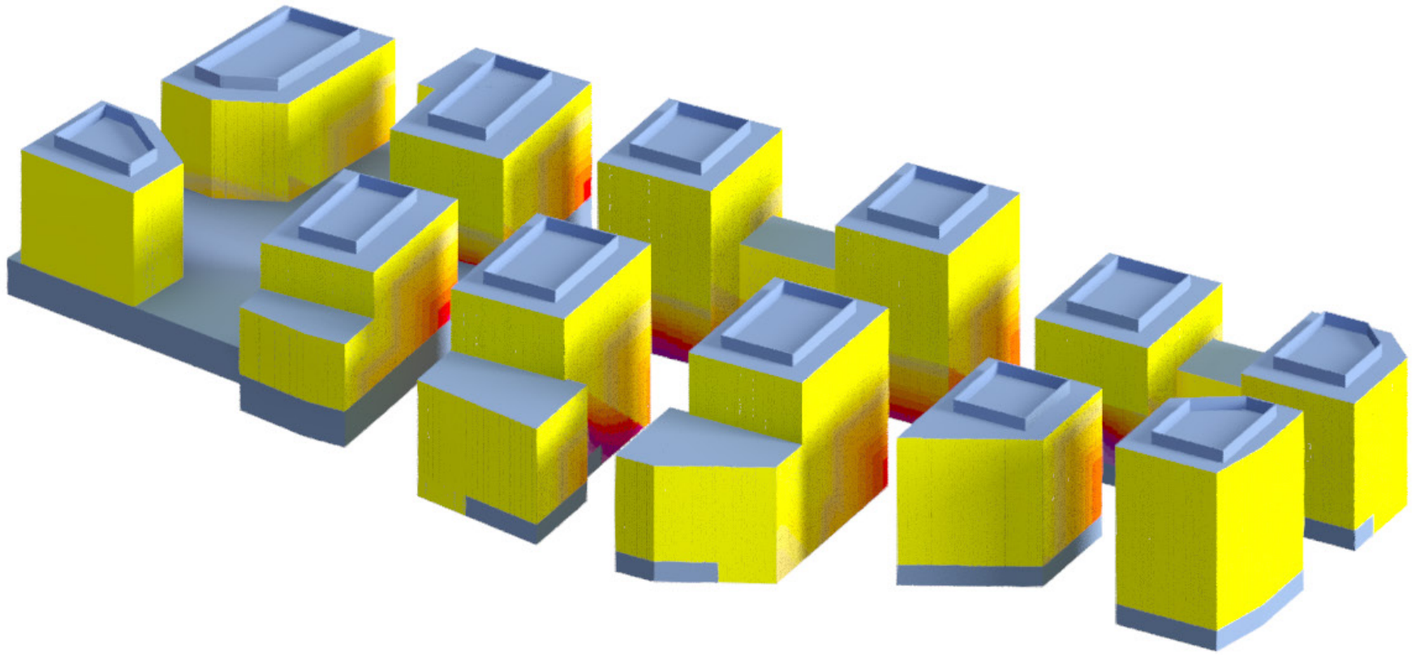
Fig. 113: Solar Glare - MONTHS - 180 degrees view



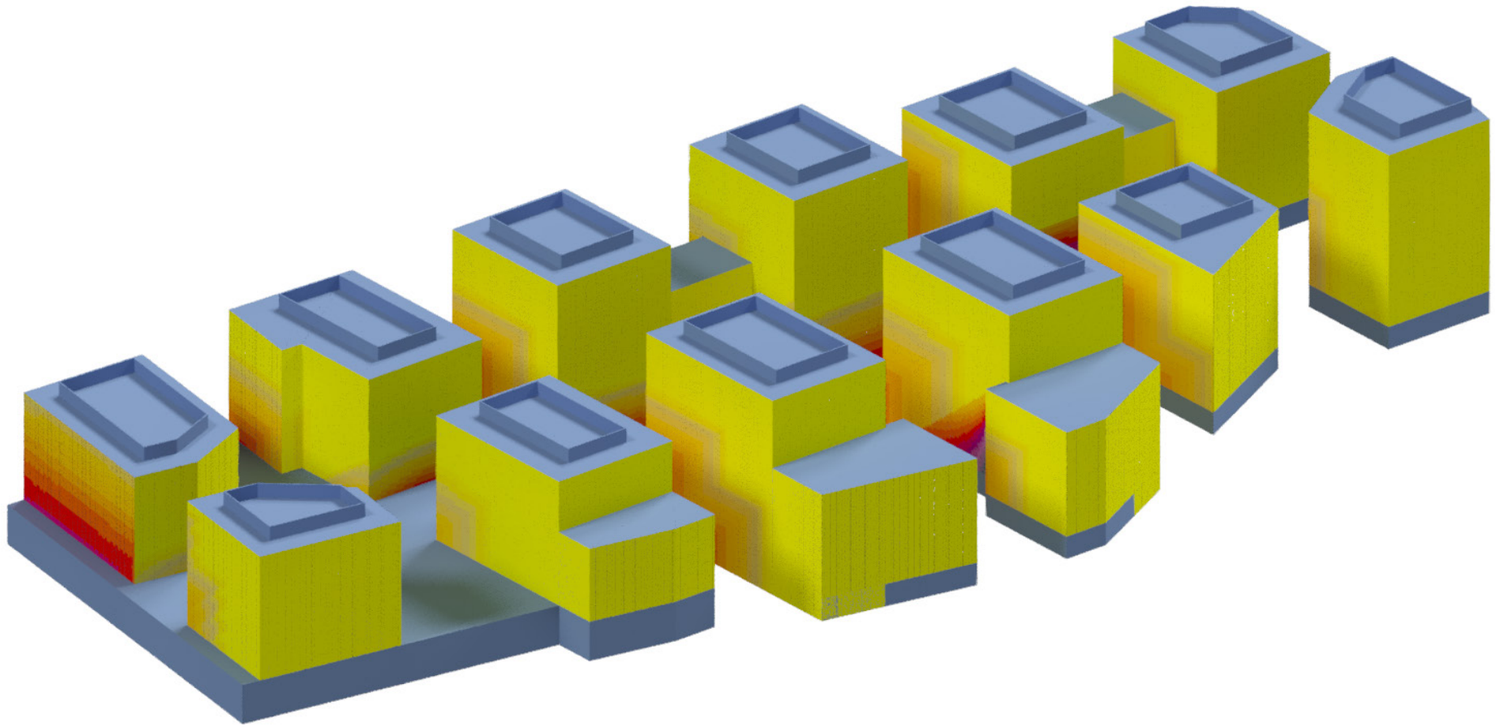
Appendix 2

Results of the Sunlight Exposure facade study

South Eastern View



South Western View



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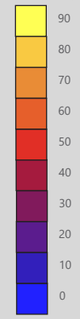
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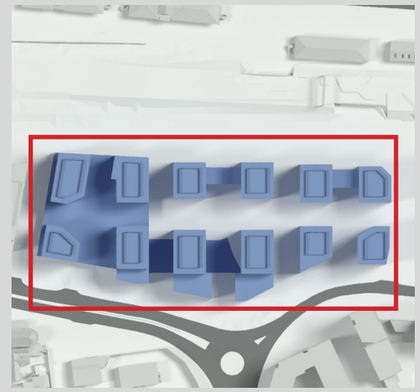
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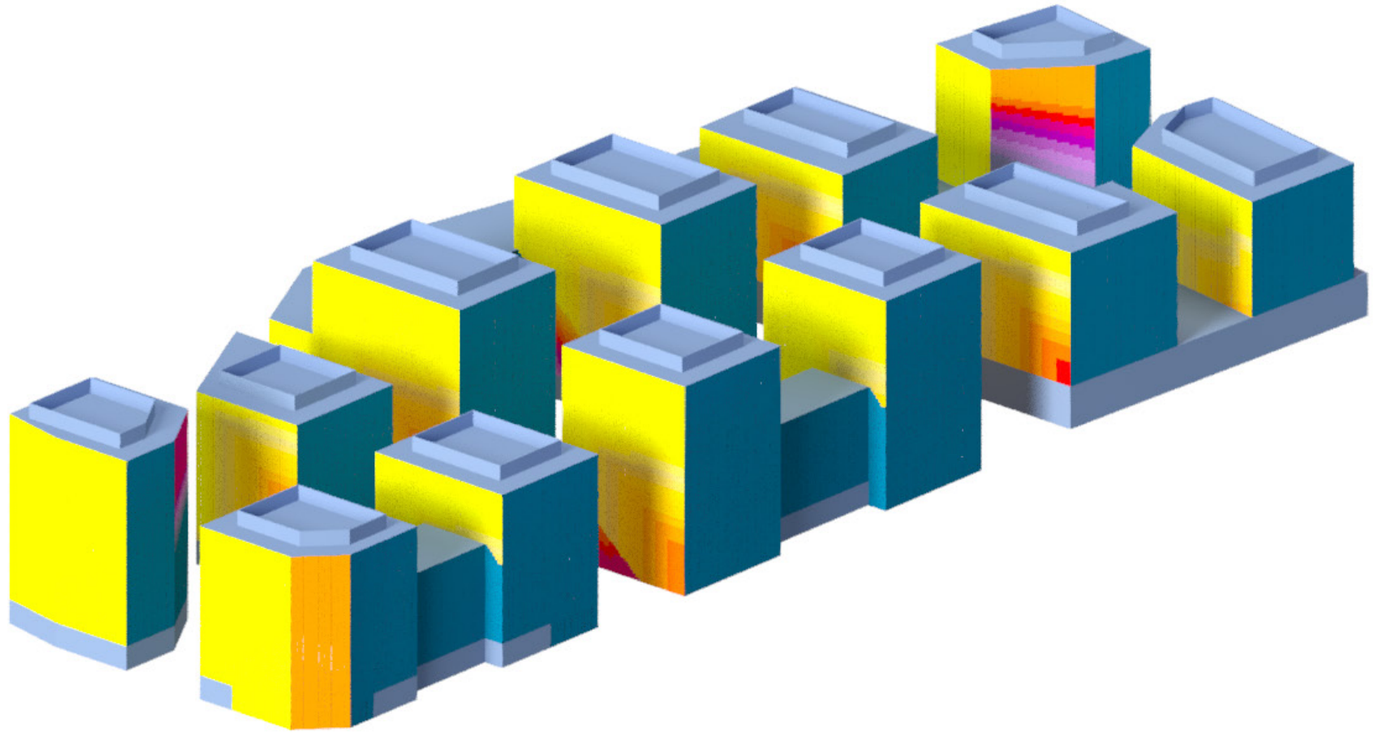


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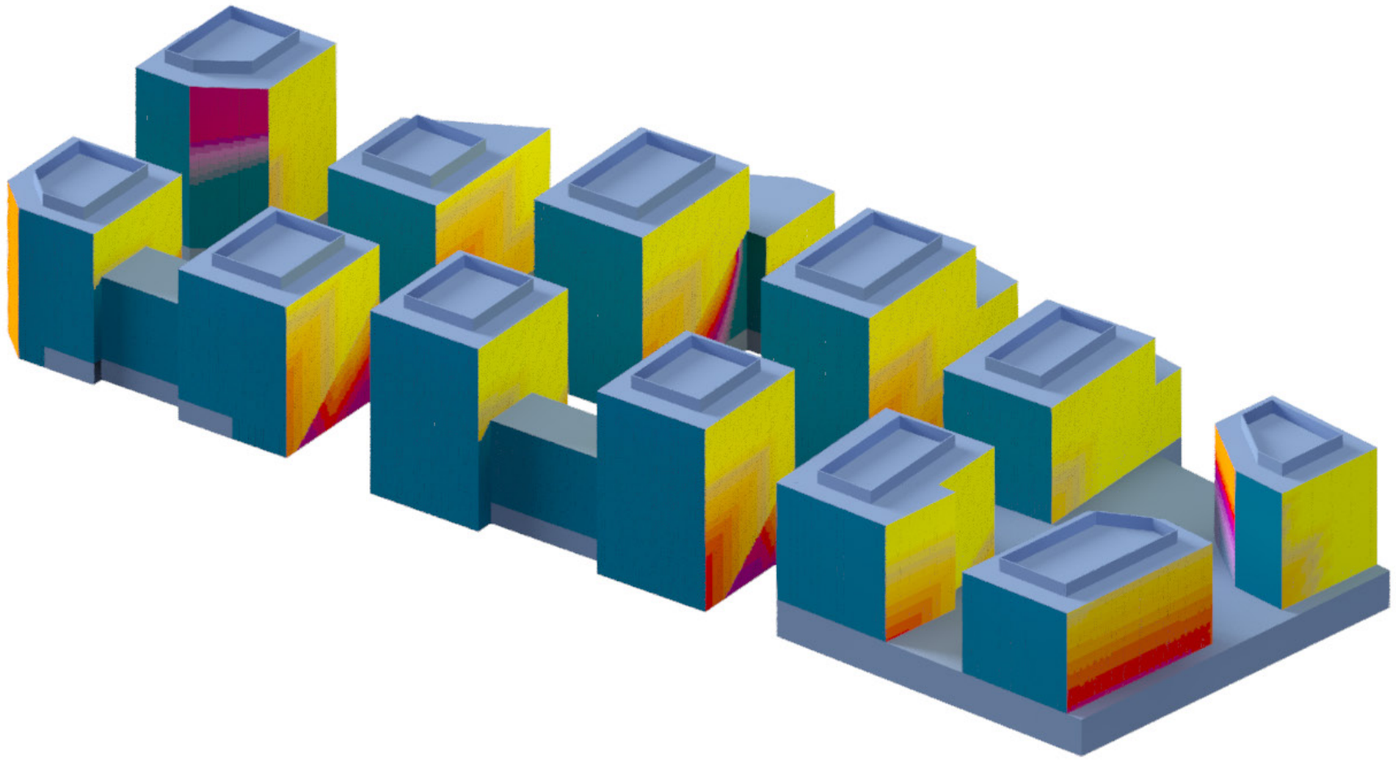


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North Eastern View



North Western View



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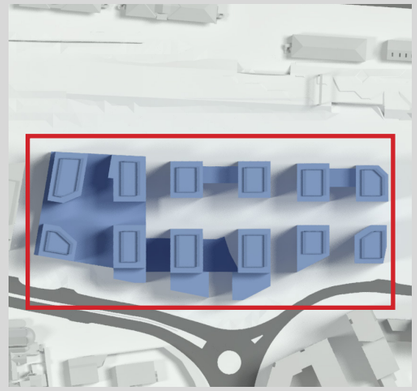
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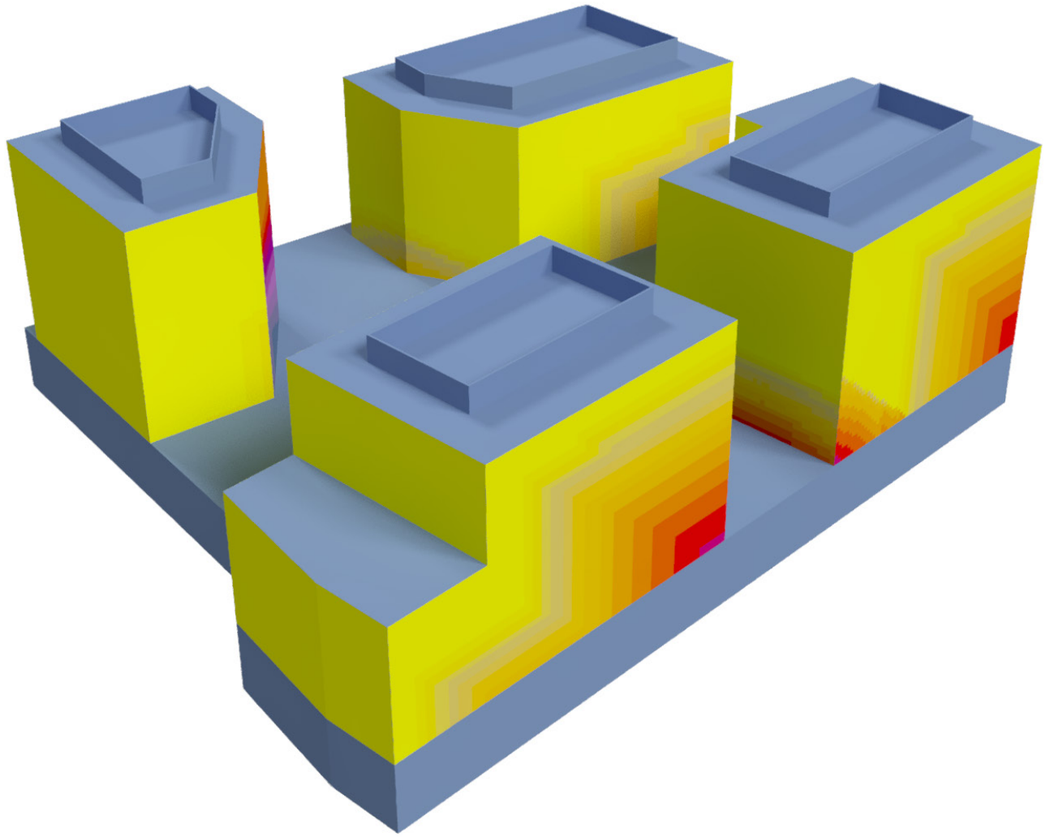
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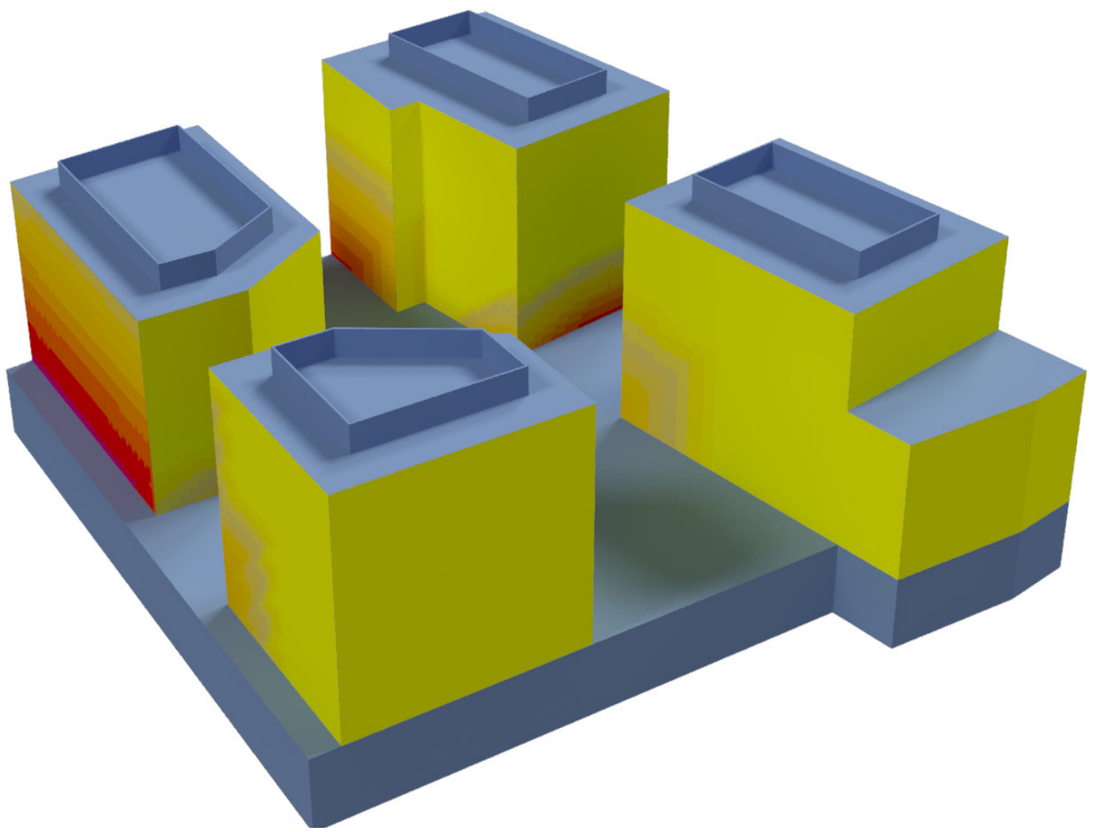


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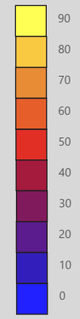
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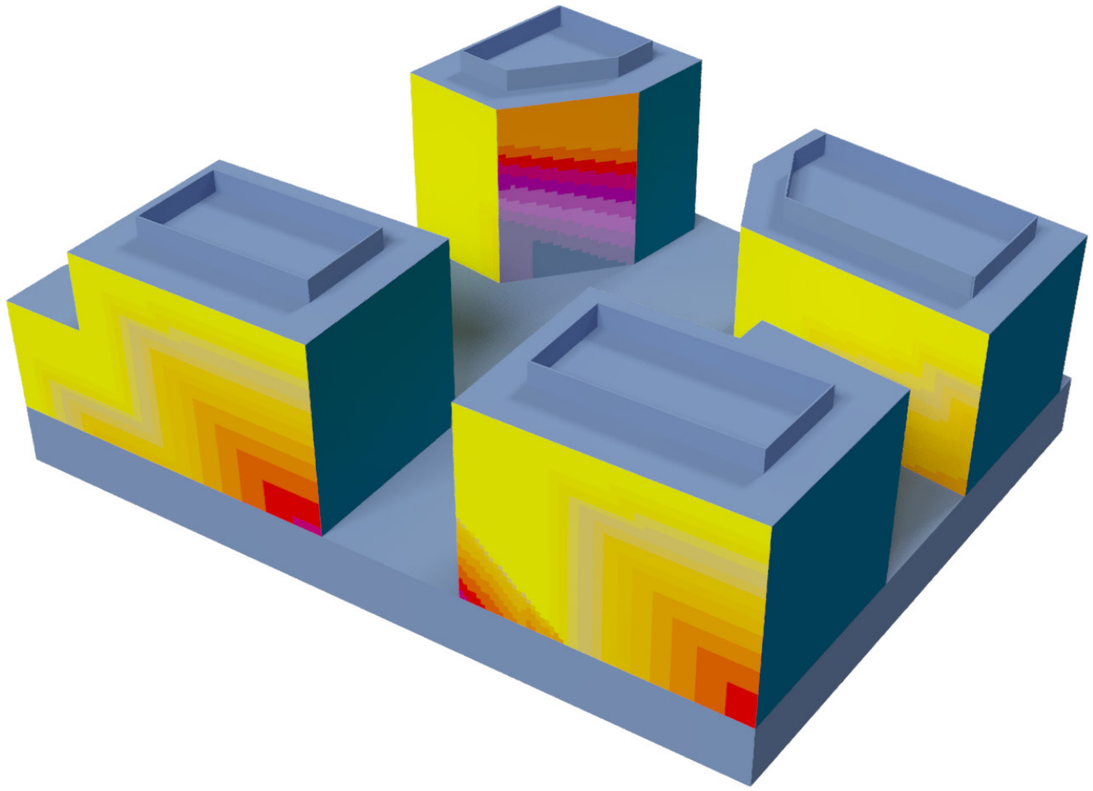


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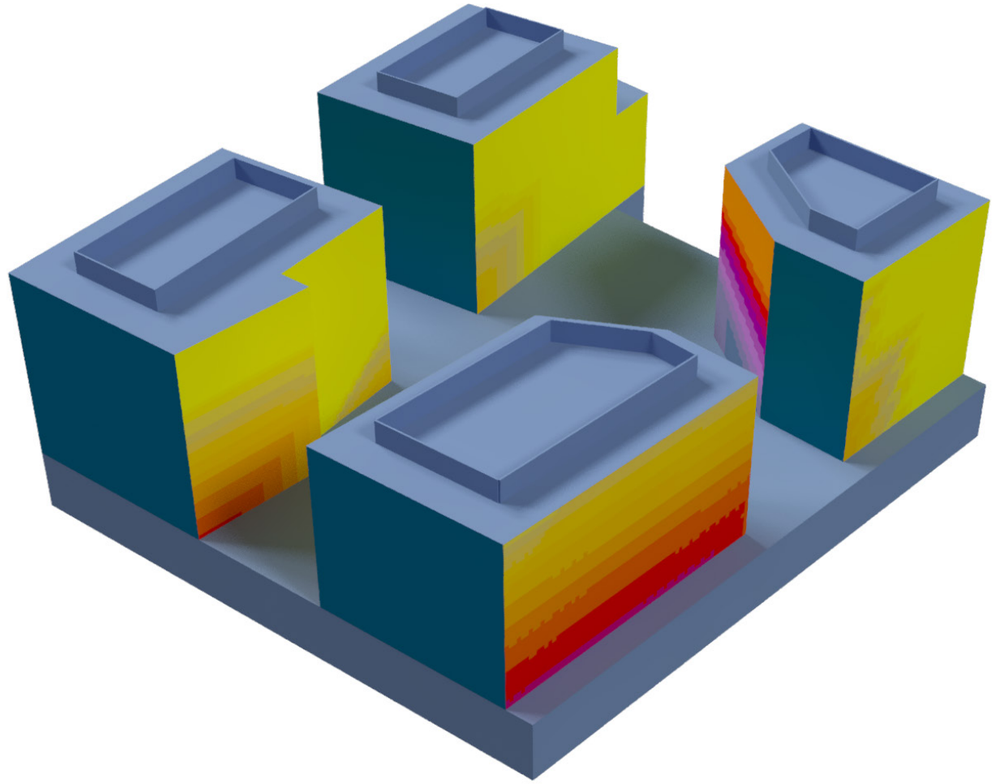
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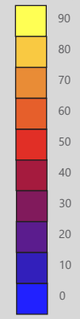
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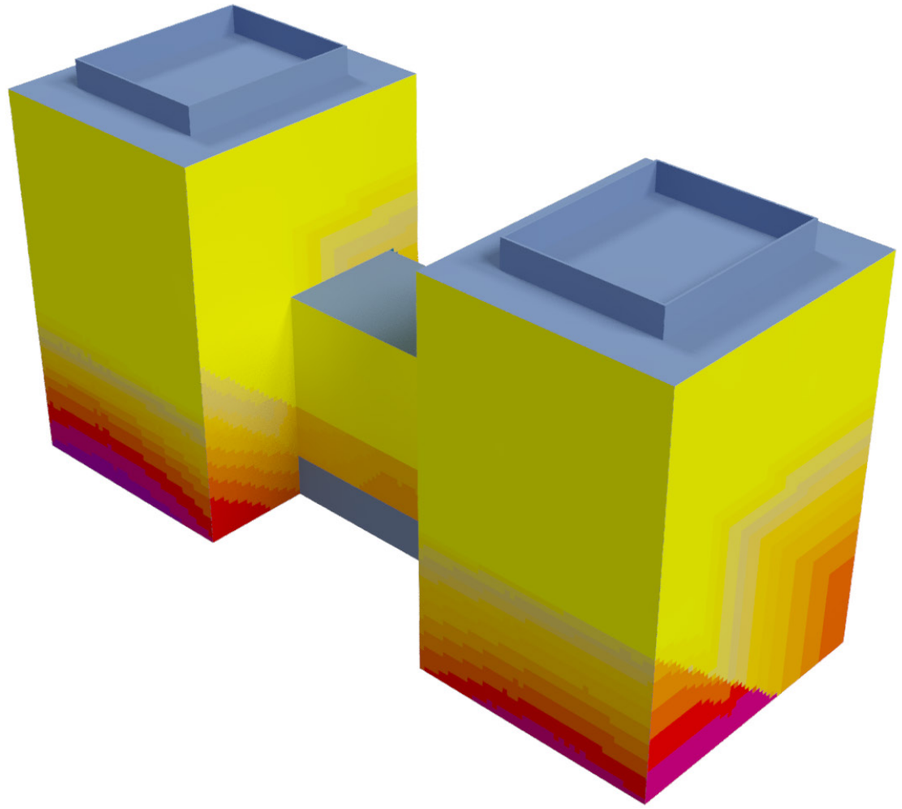


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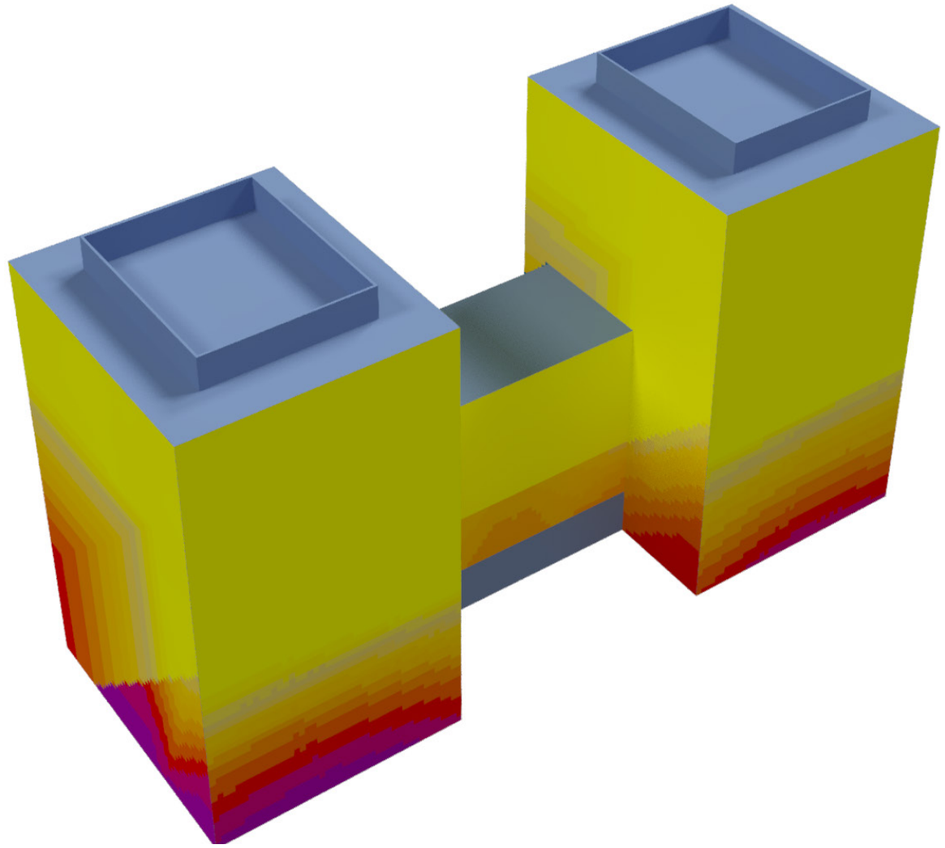


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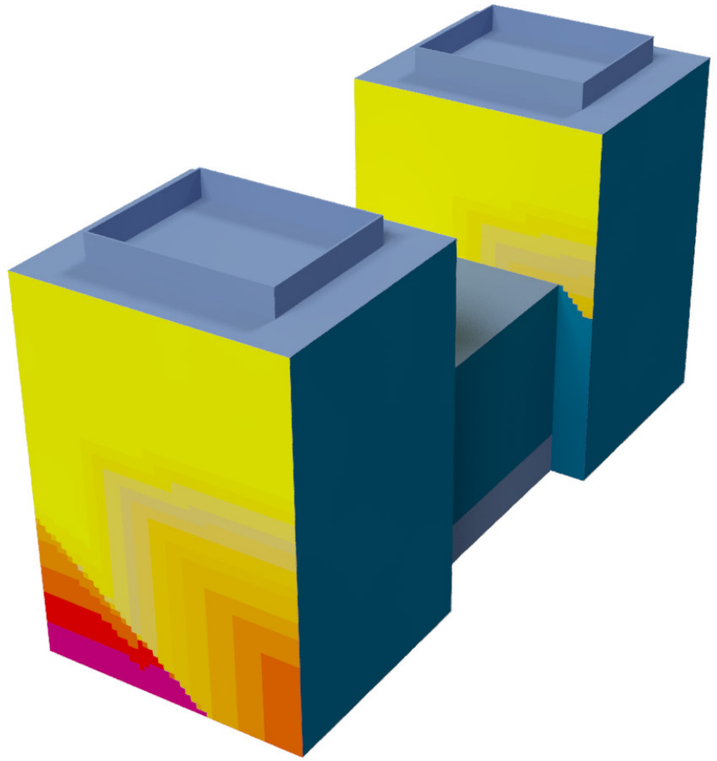
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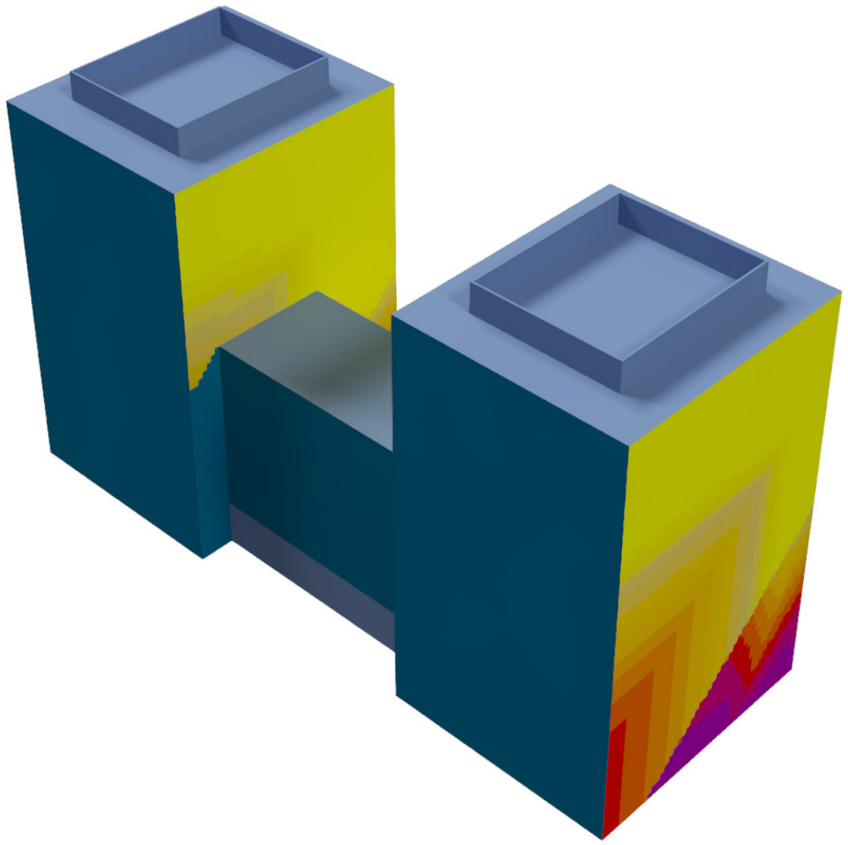


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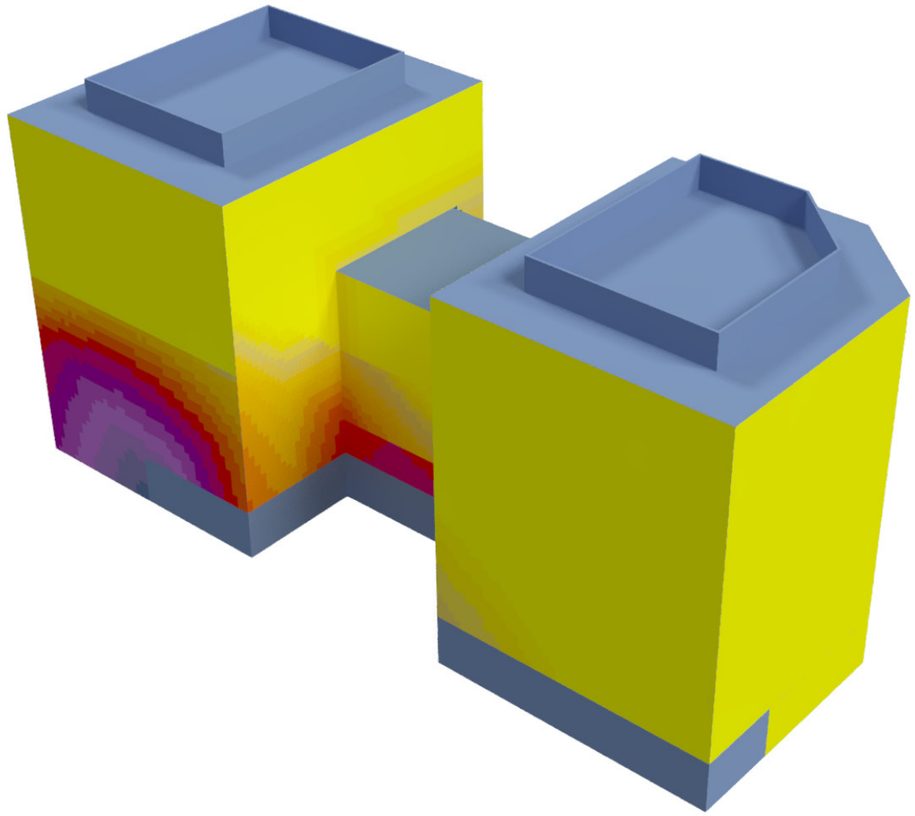
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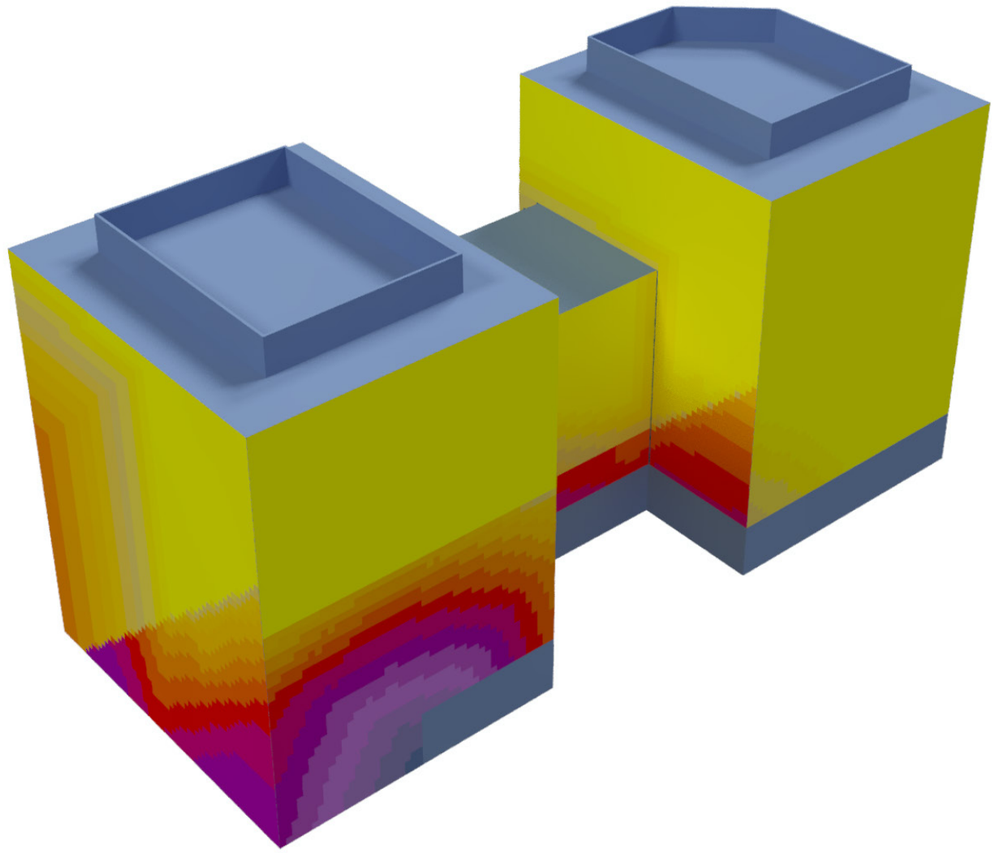
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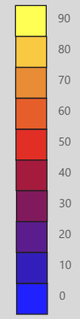
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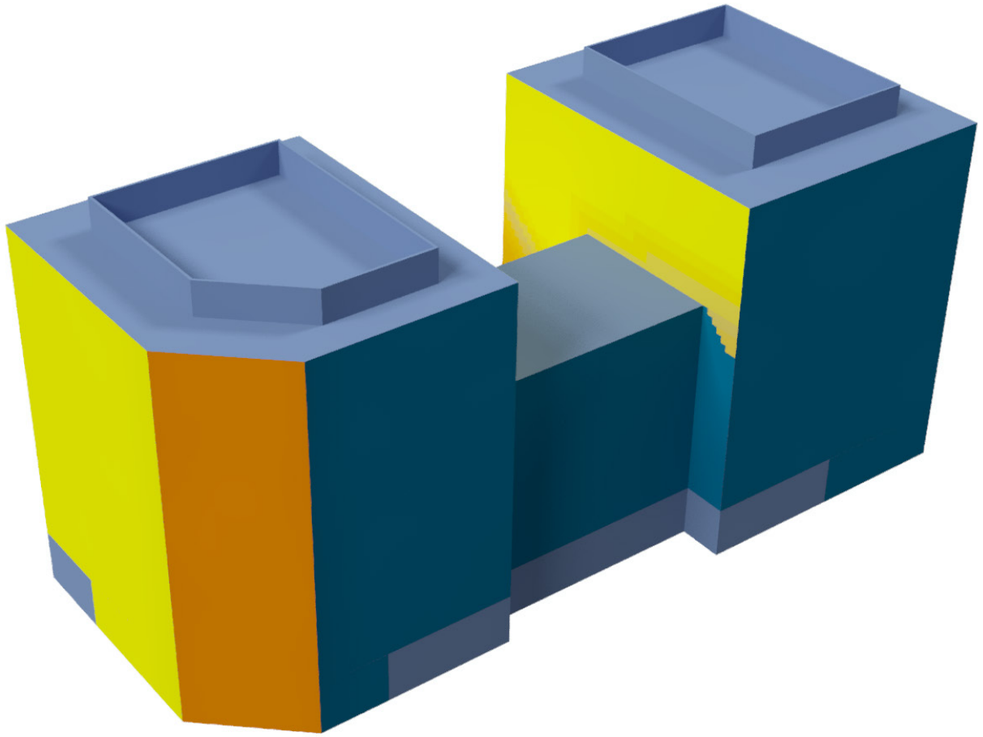


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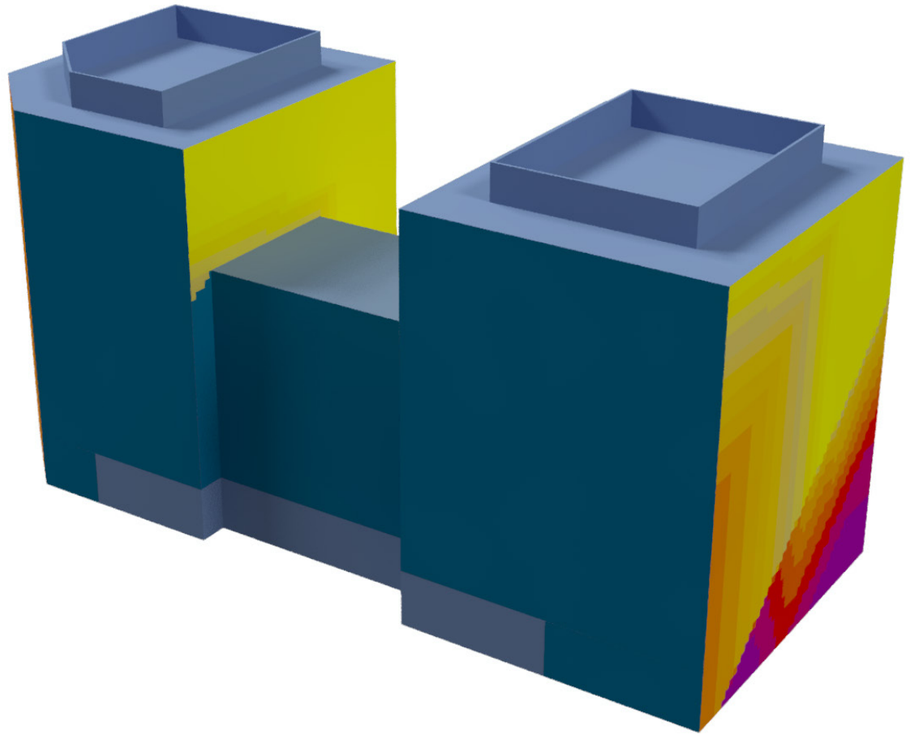


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Title	B3 SE Facade Study
Drawn	EV
Checked	JG
Date	06/05/2026
Project	4142
Rel no.	09
Prefix	FS02
Page no.	07

B3 - North Eastern View



B3 - North Western View



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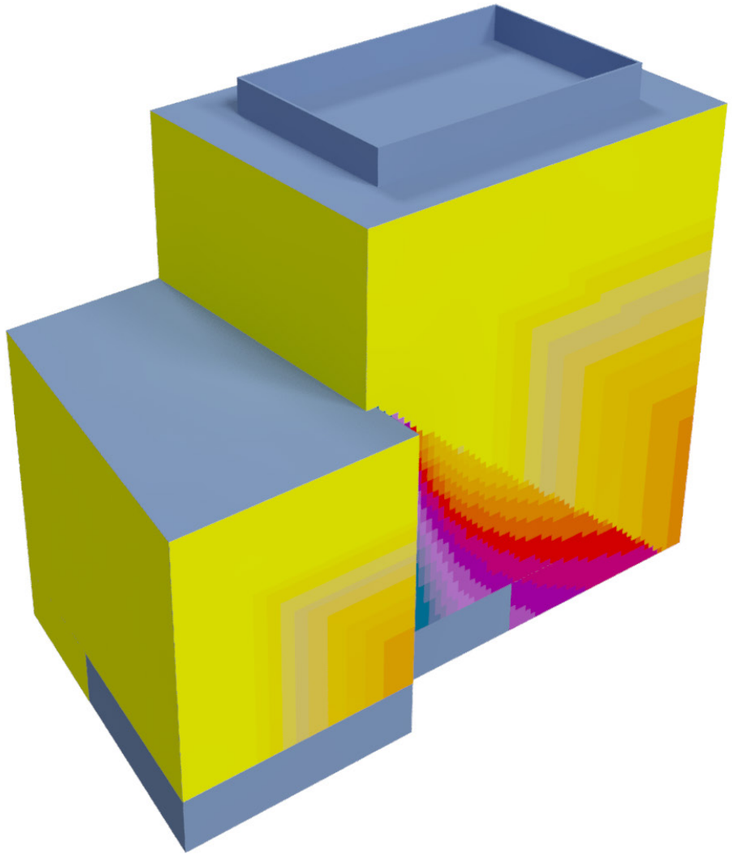
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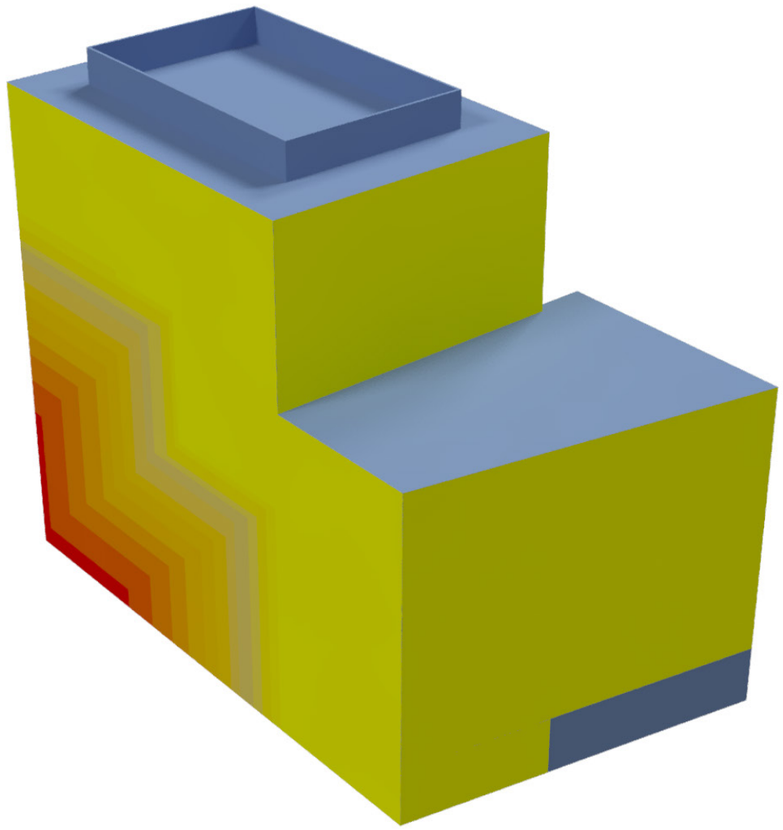


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Title	B3 SE Facade Study
Drawn	EV
Checked	JG
Date	06/05/2026
Project	4142
Rel no.	09
Prefix	FS02
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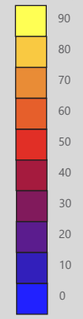
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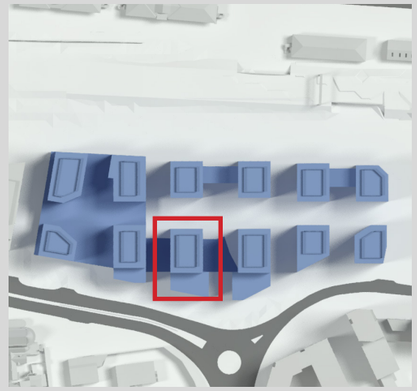
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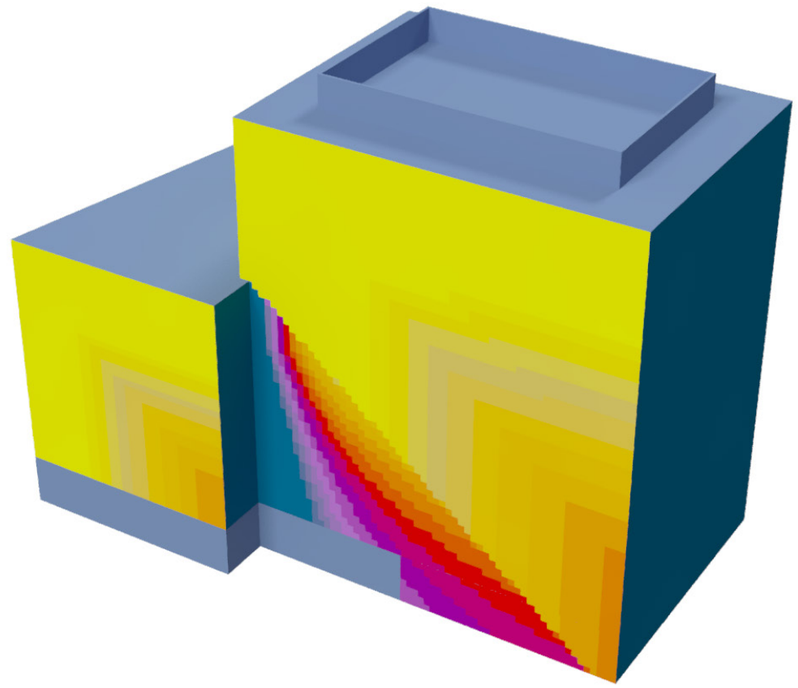


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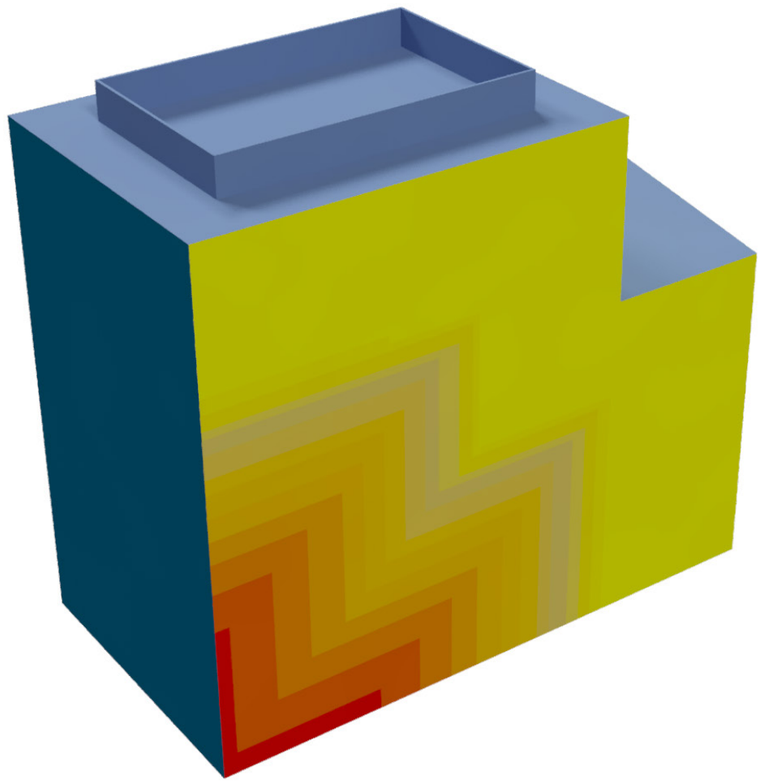


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Drawn	EV
Checked	JG
Date	06/05/2026
Project	4142
Rel no.	09
Prefix	FS02
Page no.	09

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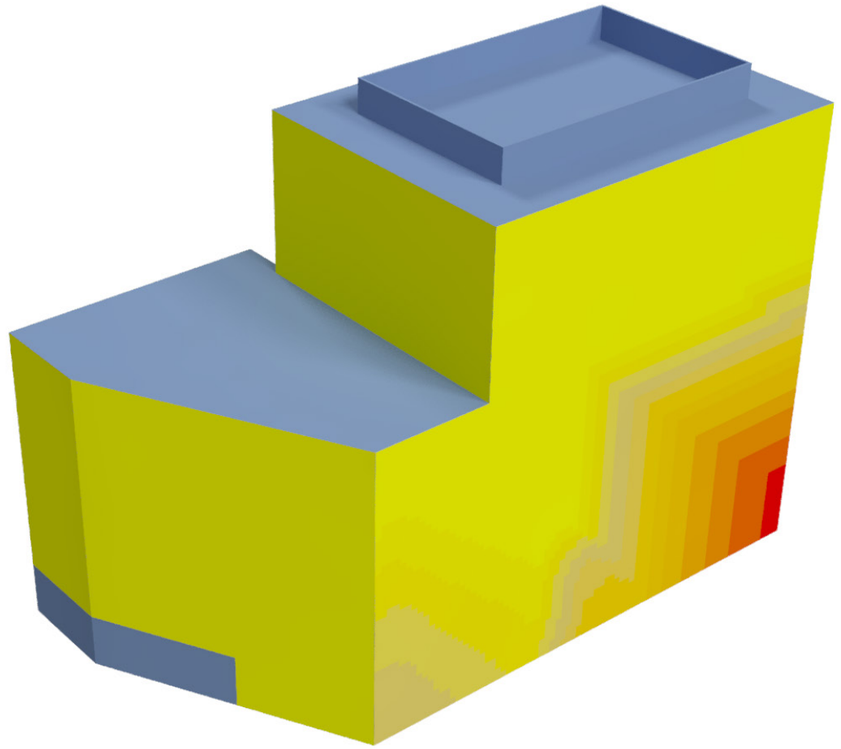
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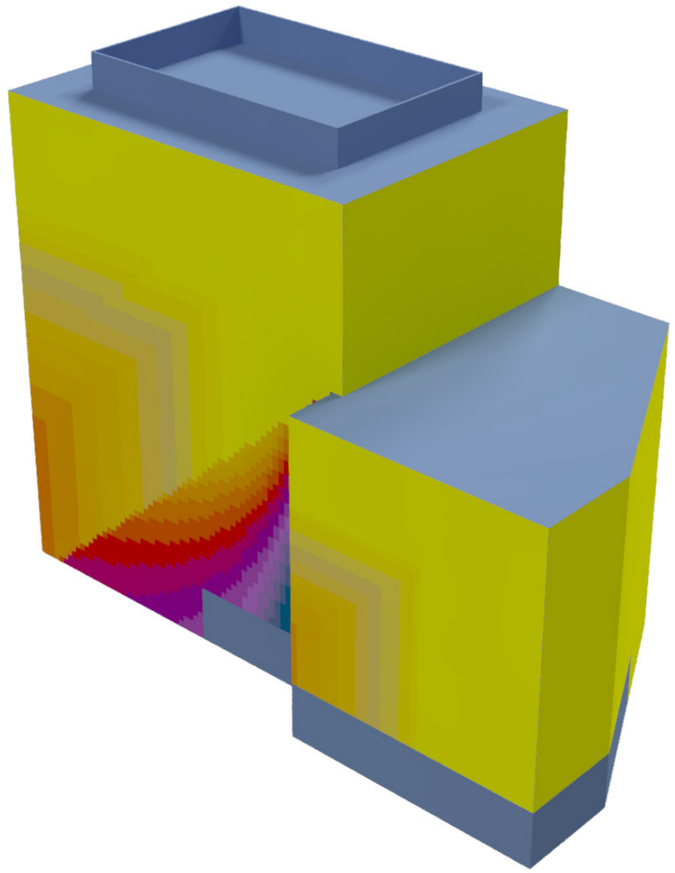


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Title	B4 SE Facade Study
Drawn	EV
Checked	JG
Date	06/05/2026
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Rel no.	09
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B5 - South Eastern View



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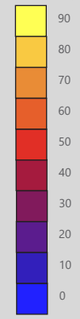
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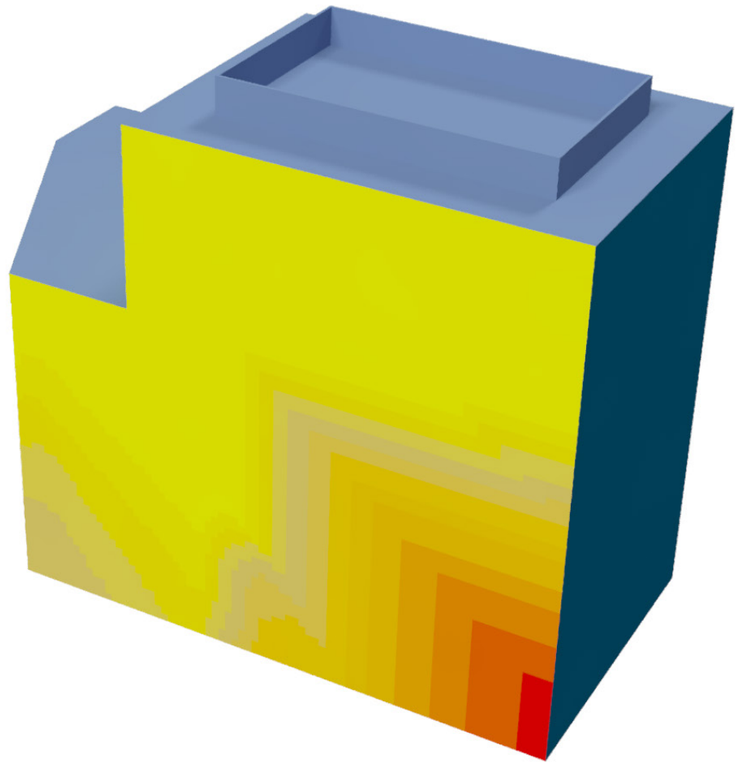


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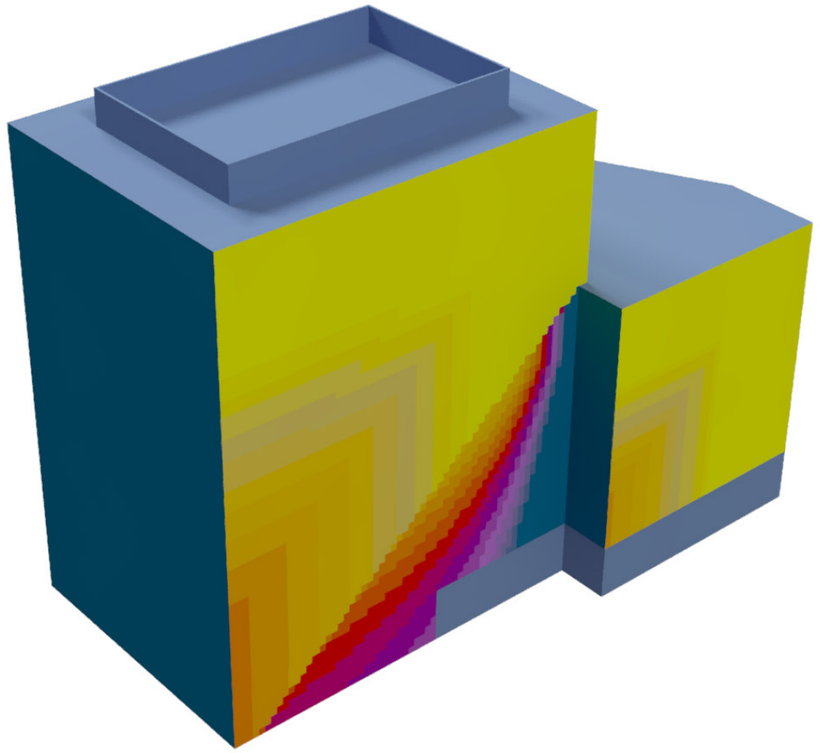


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Drawn	EV	Checked	JG
Date	06/05/2026	Project	4142
Rel no.	09	Prefix	FS02
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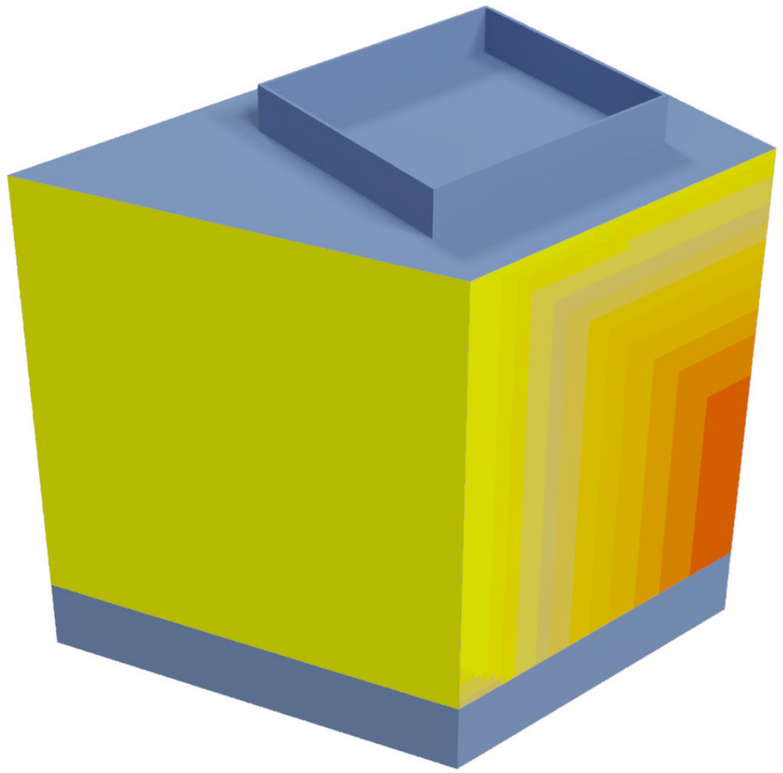
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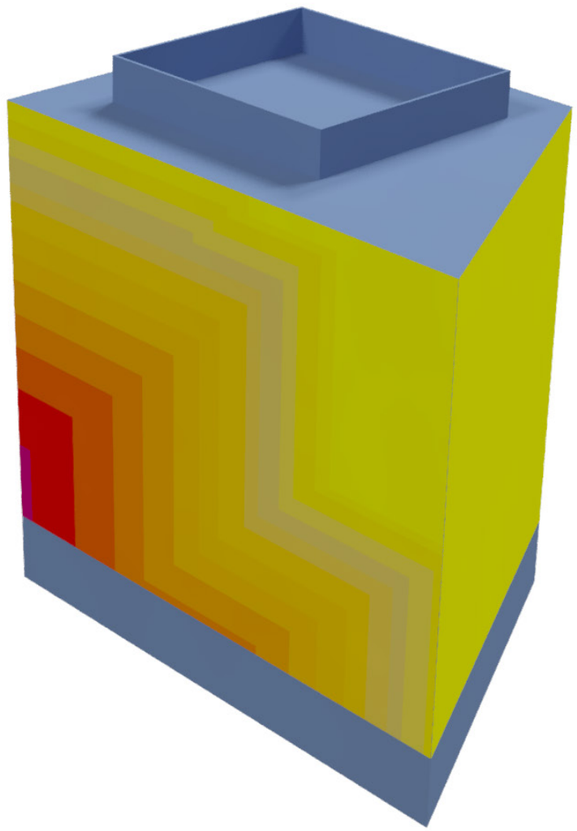


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Checked	JG
Date	06/05/2026
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Rel no.	09
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B6 - South Eastern View



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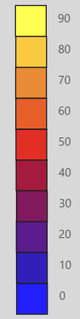
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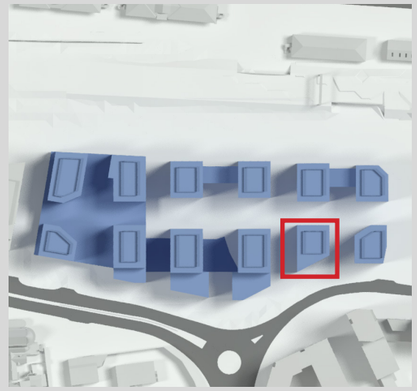
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SE (min)



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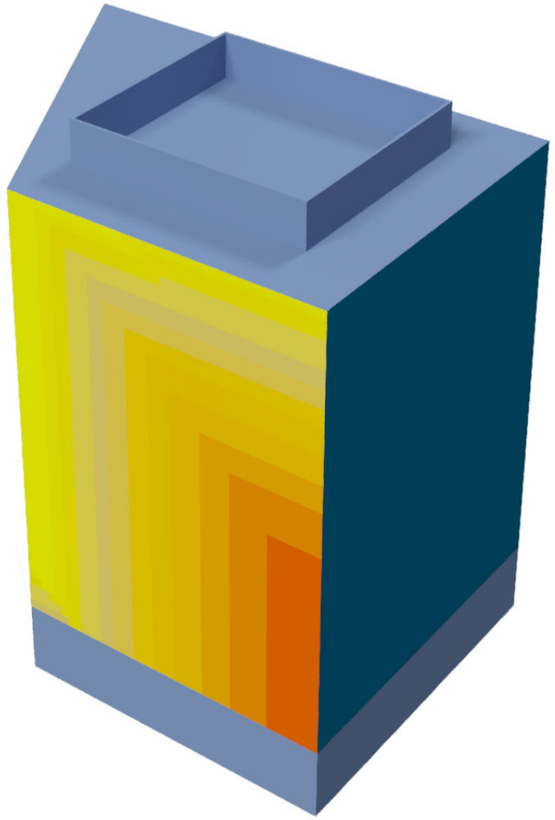


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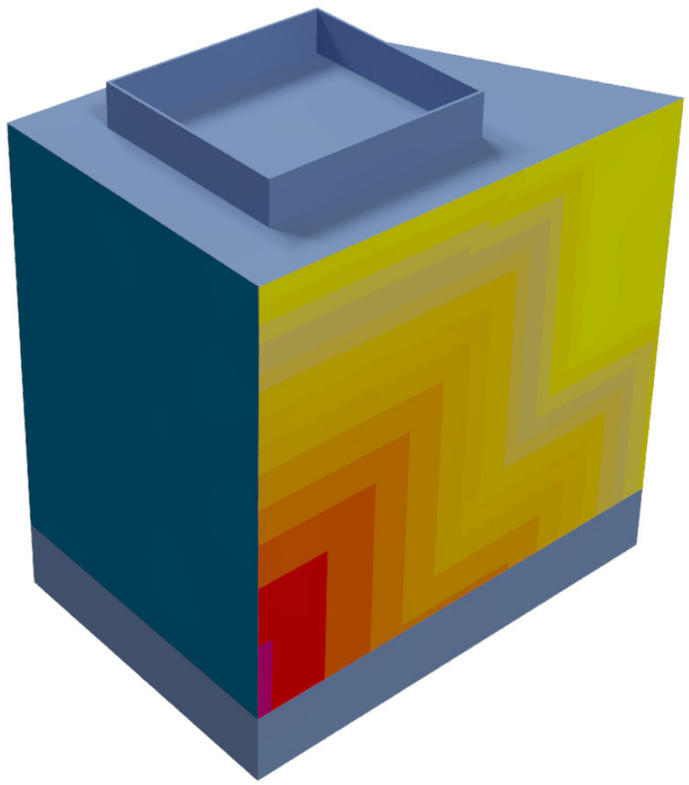
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Date	06/05/2026	Project	4142

Rel no.	Prefix	Page no.
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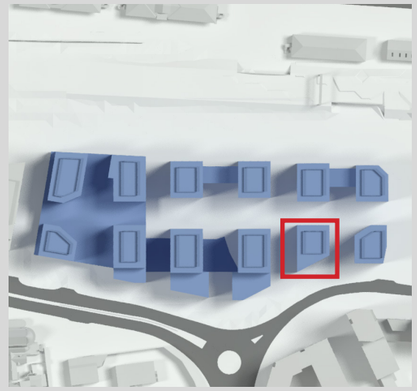
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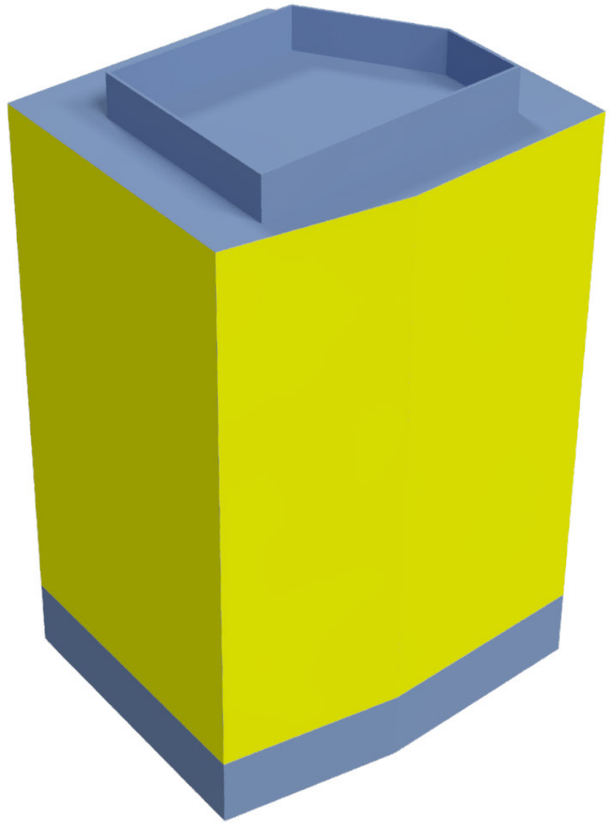
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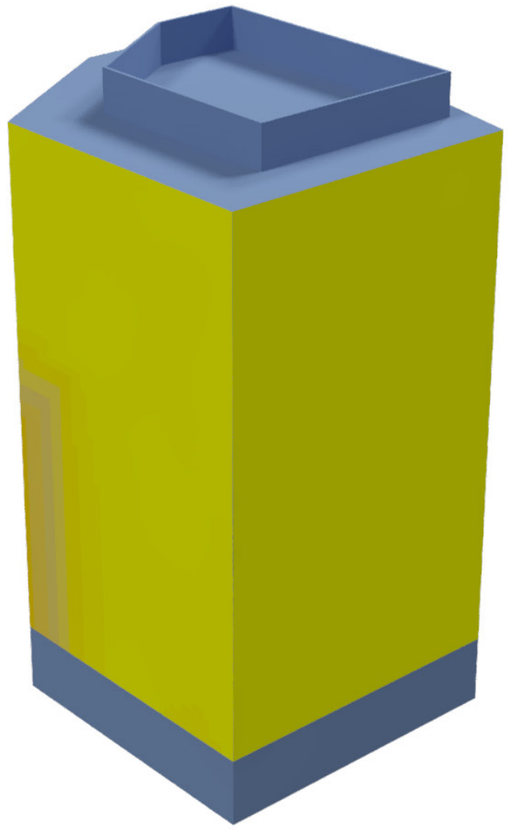


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Checked	JG
Date	06/05/2026
Project	4142
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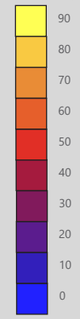
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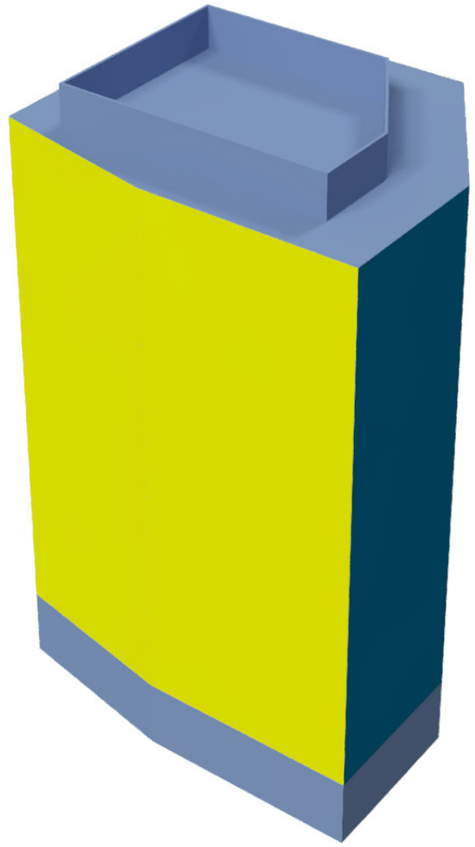


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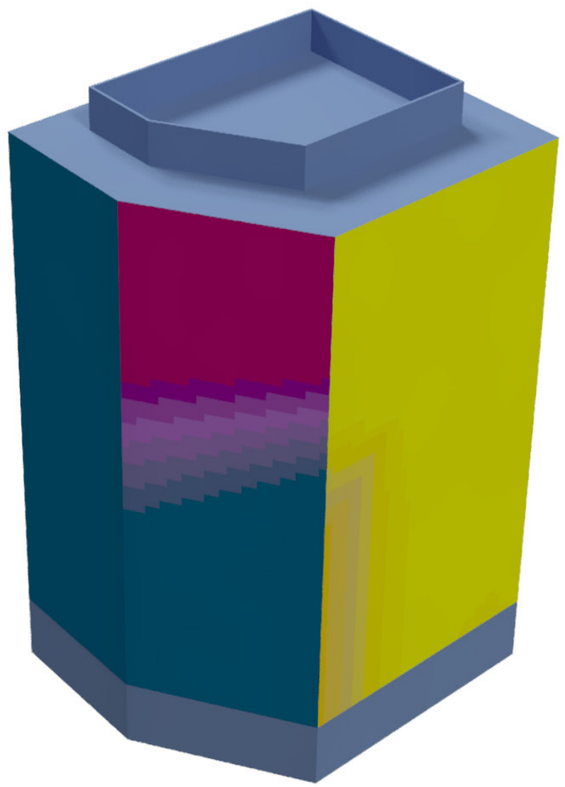


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Checked	JG
Date	06/05/2026
Project	4142
Rel no.	09
Prefix	FS02
Page no.	15

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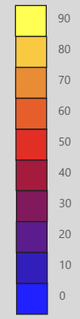
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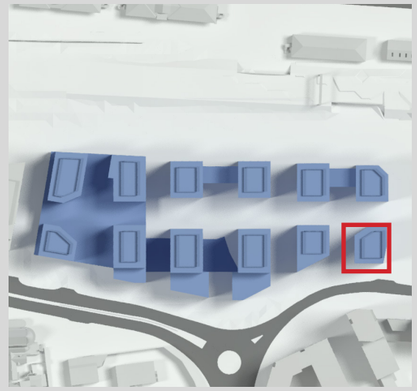
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Key Plan



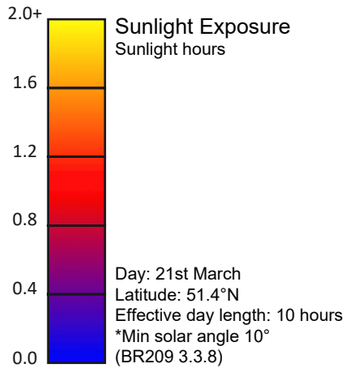
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Drawn	EV
Checked	JG
Date	06/05/2026
Project	4142
Rel no.	09
Prefix	FS02
Page no.	16

Appendix 3

Results of the sunlight amenity assessment



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All models.dwg
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Landscaping Illustrative Masterplan
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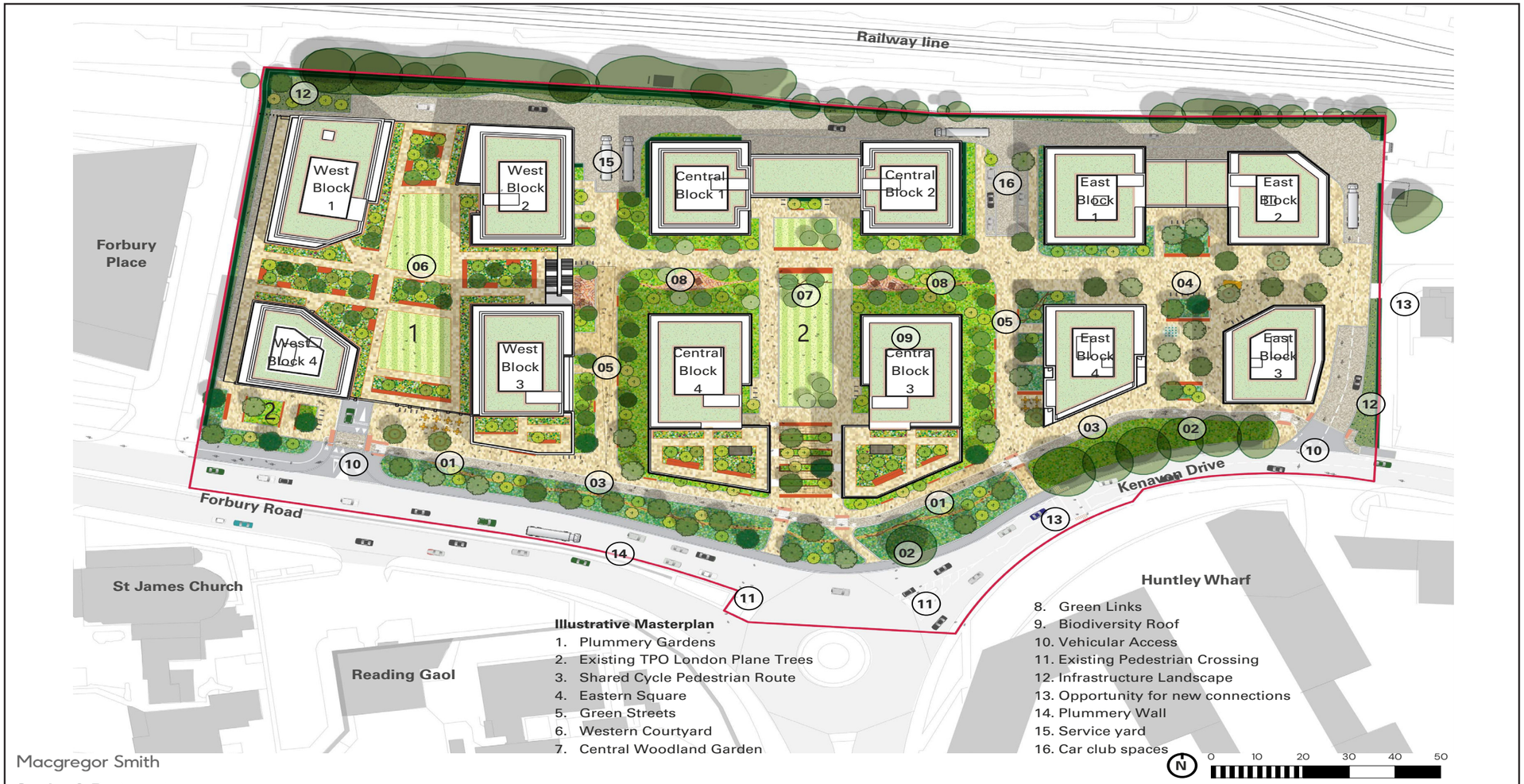
NORTH

Key
Proposed Development
Area of assessment

Project: Forbury Retail Park Reading

Title: Sunlight Amenity Study Proposed - Lanscape Overlay 21st March

Drawn	EV	Checked	--
Date	01/05/2026	Project	4142
Rel no.	08	Prefix SA05	Page no. 01



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Ordnance Survey

NORTH

Key
Proposed Development
Area of assessment

Project: Forbury Retail Park Reading

Title: Sunlight Amenity Study Proposed - Lanscape Overlay 21st March

Drawn	EV	Checked	--
Date	01/05/2026	Project	4142
Rel no.	08	Prefix	SA05
Page no.	02		