

Analysis Observations

Adjacent Buildings

With reference to the Planning Guidance section a reduction of not more than 20% in the available direct daylight on the identified test planes on the adjacent buildings indicates an acceptable impact. Tables 1-3 present the values we calculated.

Observations:

- 1) Our analysis indicates that 53 out of 105 of the test planes identified around the development have a reduction in direct daylight on them of less than 20%.
- 2) Although our analysis indicates a number of the test planes are likely to have a major adverse impact on them, the available context information indicates that these are moderate or minor sensitivity instances.

Figures 17 and 18 are perspective views of the light levels around the development site with the base condition buildings in place and the proposed development in place. The images were generated from the models used to calculate the values in Tables 1-3.

Figure 17 - Daylight levels around the site with the base buildings in place

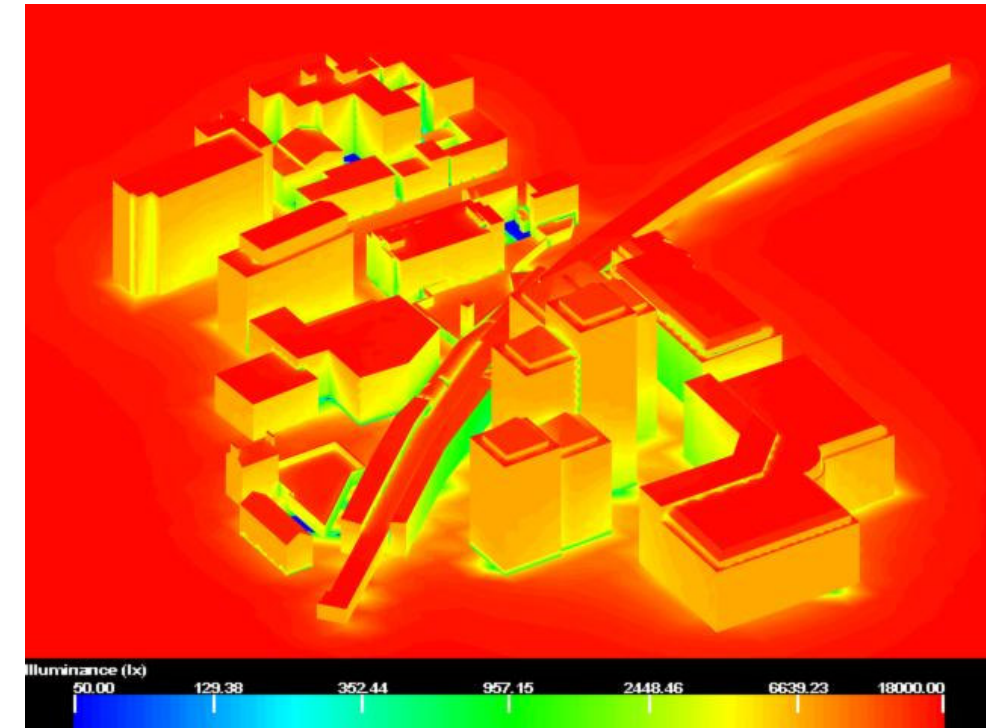


Figure 18 - daylight levels around the site with the proposed buildings in place

