

## Response

- 5.220 As assessment of the impact of the proposed development on surrounding sunlight, daylight and overshadowing as well as the quality of the daylight and sunlight within the proposed residential units has been carried out by HTA Design to inform the design of the scheme. A full assessment can be found within the Environmental Statement which accompanies the Applications. A summary of the results are set out below.
- 5.221 An assessment of the comprehensive development of the existing and proposed buildings surrounding the site identified that there are unlikely to be any significant impacts. There will be two windows which will be affected in terms of daylight with a minor negative effect. These windows are located adjacent to a subsequent phase within the Outline Application Site and therefore, it is envisaged that the appropriate mitigation measures will be taken to ensure that these impacts are negligible once the scheme reaches detailed design stage.
- 5.222 With regard to impact on the surrounding external amenity spaces an overshadowing analysis was undertaken. The assessment concludes that the impacts were predominantly negligible with a proportion receiving a positive improvement. One private garden located to the south west part of the Outline Application Site will receive a minor negative impact. It is envisaged that as this relates to the outline element of the scheme, appropriate mitigation can be undertaken at the detailed design stage to ensure that the impacts will be negligible.
- 5.223 An assessment of the daylight and sunlight provision within the FDS has also been undertaken. This assessed the kitchens, living rooms and bedrooms of typical units across the scheme following the methodology set out in the BRE Guide. 70% of rooms assessed complied with the BRE daylight standards and 79% of rooms complied with the BRE sunlight standards. The shortfall in meeting the targets in full are the result of a number of factors which are specific to the site as follows:
- The scheme has been developed in accordance with the density and unit mix requirements of the AAAP. This necessitates a high proportion of houses and high density blocks in close proximity. As such, this results in an adverse effect on a number of the residential units.
  - The development proposes the tall buildings along the park boundary to maximise the number of apartments with a view of the park and ensure that the scheme has an appropriate relationship with the existing buildings.
  - The density of the proposals compared to the existing site is approximately 50% higher. Whilst every effort to minimise the impact on daylight and sunlight has been made, the impacts are partially a result of the increase in density.
  - A high proportion of the units are designed to include balconies. This has an adverse impact on the daylight and sunlight however these units enjoy increased privacy and extra outdoor amenities.
- 5.224 Therefore, whilst there are some failures in daylight and sunlight on the proposed units, these are considered acceptable in the context of the high quality redevelopment proposals.
- 5.225 On this basis, the proposals accord with London Plan Policy 7.6 and Saved UDP Policies 3.1 and 4.2.

## Servicing and Refuse Management

- 5.226 London Plan Policy 6.13 states:

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*“Developments must...provide for the needs of businesses for delivery and servicing.”*

- 5.227 The supporting text to Core Strategy Policy 2 - Sustainable Transport - in paragraph 5.23, states: