



APPENDIX 5.6.1

PLANNING POLICY

Royal Arsenal Riverside

26 February 2024

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NATIONAL PLANNING POLICY

National Planning Policy Framework (2023)

The National Planning Policy Framework (NPPF), most recently updated in December 2023 stipulates that:

"... planning policies and decisions should ensure that developments ... create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users."

Paragraph 129, part C stipulates that

"...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."

Planning Practice Guidance (2019)

The Planning Practice Guidance section of Effective Use of Land, which accompanies the NPPF, was last updated in 2019. This document states that the assessing appropriate levels of sunlight and daylight will depend to some extent on the context for the development as well as its detailed design. It continues:

"...lower daylight and sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings"

REGIONAL PLANNING POLICY

The London Plan (2021)

Policy D6 Housing Quality and Standards section D of states that:

"The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space."

Policy D9 Tall buildings states that:

"...development proposals should address the following impacts: ...buildings should not cause adverse reflected glare [and] ...buildings should be designed to minimise light pollution from internal and external lighting." It continues that "wind, daylight, sunlight penetration and temperature conditions around the building(s) and neighbourhood must be carefully considered and not compromise comfort and the enjoyment of open spaces, including water spaces, around the building."

Finally, Policy H1 sets the ten-year targets for net housing completions that each local planning authority should plan for, which includes 32,800 homes in the London Borough of Newham. Surplus utilities sites (which includes the former Beckton gasworks sites) are identified as one of six strategic sources of housing in London.

Royal Docks and Beckton Riverside Opportunity Area Planning Framework (2023)

With transport and connectivity improvements in place it is identified to have the capacity to deliver 38,500 new homes and 55,800 new jobs. This is an uplift against the 30,000 new homes and 41,500 jobs indicatively identified within the 2021 London Plan.

Housing Supplementary Guidance (2016)

The SPG draws on the London Plan, primarily Policy 7.6Bd, which sets out standards to daylight, sunlight and overshadowing, stating that;

"...an appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves."

It continues: *"guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time."*

LOCAL PLANNING POLICY

Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014)

Policy DH(b) Protection of Amenity for Adjacent Occupiers states that:

"When determining applications for new developments, extensions or renovations of buildings, the Royal Borough will only permit an application where it can be demonstrated that the proposed development does not cause an unacceptable loss of amenity to adjacent occupiers by reducing the amount of daylight, sunlight or privacy they enjoy or result in an unneighbourly sense of enclosure."

New Local Plan 2021-2036

It is understood that an updated local plan will be published which will replace the adopted Core Strategy. No new advice regarding daylight and sunlight matters has yet been published.

OTHER RELEVANT POLICY, STANDARDS AND GUIDANCE

Historic England Guidance Note on Tall Buildings - Note 4 (2022)

Paragraph 4.10 of the Historic England Advice Note 4 recommends that the following should be addressed in relation to the design of tall buildings:

"consideration of the impact on the local environment, including microclimate, overshadowing, night-time appearance, vehicle movements and the environment and amenity of those in the vicinity of the building"

BRE Guidance (2022)

The Building Research Establishment (BRE) Guidelines 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2022 (released June 2022) ('BRE Guidelines') provides advice on site layout planning to achieve good sunlighting and daylighting within buildings, and in the open spaces between them. The BRE Guidelines are intended for use by building designers, developers, consultants and Local Planning Authorities (LPAs). The advice presented in the BRE Guidelines is not mandatory and should not be used as an instrument of planning

policy, the Guidelines state:

"This report is a comprehensive revision of the 2011 edition of Site layout planning for daylight and sunlight a guide to good practice. It is purely advisory and the numerical target values within it may be varied to meet the needs of the development and its location."

The BRE Guidelines also state:

"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. In special circumstances the developer or planning authority may wish to use different target values... 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 building" (para.1.6).

Commission Internationale de L'Eclairage (CIE) 146:2002 & CIE 147:2002 Collection on Glare (2002)

The CIE 146:2002 Collection on Glare states:

"Disability glare is glare that impairs vision (CIE, 1987). It is caused by scattering of light inside the eye [...]. The veiling luminance of scattered light will have a significant effect on visibility when intense light sources are present in the peripheral visual field and the contrast of objects to be seen is low."

"Disability glare is most often of importance at night when contrast sensitivity is low and there may well be one or more bright light sources near to the line of sight, such as car headlights, streetlights or floodlights. But even in daylight conditions disability glare may be of practical significance: think of traffic lights when the sun is close to them, or the difficulty viewing paintings hanging next to windows."



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