

How can the VSC improve from the baseline results between Table 8.4 and Table 8.5

The assessment of baseline levels to the surrounding properties considers whether a window/room already meets the BRE criteria in the existing scenario only, whilst the BRE guide states that a window/room should not be reduced by any more than 0.8 times its former value (a 20% reduction) in the proposed scenario. As such, as the VSC target is 27%, if a window in the baseline has 25% VSC, it will be classed as not meeting the BRE targets. In the proposed scenario, if the same window is reduced to 24%, it will be classed as meeting the VSC target as it is within 0.8 times its former value. Therefore, some windows/rooms may not meet the target criteria in the baseline but will in the proposed scenario.

Can you check the text at 8.77 as well as I get 102 windows (i.e. the difference between 537 in the baseline and 435 with the development in place) not 111.

The figure in table 8.5 – Summary of VSC Daylight Results is incorrect. The minor adverse figure for Old Brewery Gardens should be 50 as opposed to 35.

It was also the text in 8.75 where 408 rooms were assessed as meeting the criteria in the proposed scenarios but only 380 in the baseline - I wasn't sure how the situation could improve.

The assessment of baseline levels to the surrounding properties considers whether a window/room already meets the BRE criteria in the existing scenario only, whilst the BRE guide states that a window/room should not be reduced by any more than 0.8 times its former value (a 20% reduction) in the proposed scenario. As such, as the NSL target is 80%, if a room in the baseline has 75% NSL, it will be classed as not meeting the BRE targets. In the proposed scenario, if the same window is reduced to 70%, it will be classed as meeting the NSL target as it is within 0.8 times its former value. Therefore, some windows/rooms may not meet the target criteria in the baseline but will in the proposed scenario.

Really sorry about this, it might just be me not understanding the way its worded in the ES but for NSL, para 8.75 says 13 of the 18 windows are affected between 20-30% but 8.79 says 11 of the 18 rooms are reduced between 20-30%. Can you check this also.

See image below. Where NSL is mentioned it should reference rooms and not windows. Any reference to windows in the paragraph below can be changed to rooms. The correct number is 13 out of 18, not the 11 of 18.

Table 8.6 – Summary of NSL Daylight Results

Address	NSL				
			Below BRE Guidelines		
	Total No. of Rooms	No. of Rooms That Meet BRE	Minor Adverse	Moderate Adverse	Major Adverse
Old Brewery Gardens	426	408	13	4	1
Travelodge	101	80	11	7	3
Total	527	488	24	11	4

- 1.77 For NSL, 408 (96%) of the 426 rooms assessed will meet the BRE criteria. 13 of the affected windows will experience an alteration between 20-30%, four of the affected windows will experience an alteration between 30-40%, and the remaining one window will experience an alteration in excess of 40% from the baseline value.