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DAYLIGHT AND SUNLIGHT

IMPACT ON NEIGHBOURING PROPERTIES REPORT

Brotherton House, Cornfield Drive, Wythenshawe - 3.3

Muse & Wythenshawe Community Housing
Group Ltd

11 November 2025

GIA No: **23003**

PROJECT DATA:

Client **Muse & Wythenshawe Community Housing Group Ltd**
Architect **Fielden Clegg Bradley**
Project Title **Brotherton House, Cornfield Drive, Wythenshawe - 3.3**
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N.B This report has been prepared for Muse & Wythenshawe Community Housing Group Ltd by GIA as their appointed Daylight & Sunlight consultants. This report is intended solely for Muse & Wythenshawe Community Housing Group Ltd and may contain confidential information. No part or whole of its contents may be disclosed to or relied upon by any Third Parties without the express written consent of GIA. It is accurate as at the time of publication and based upon the information we have been provided with as set out in the report. It does not take into account changes that have taken place since the report was written nor does it take into account private information on internal layouts and room uses of adjoining properties unless this information is publicly available.



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1 EXECUTIVE SUMMARY

GIA have assessed the Proposed Development known at Brotherton House, Cornfield Drive, Wythenshawe - 3.3 to understand the potential changes in light to the surrounding sensitive receptors.

- 1.1 GIA have been instructed by Muse & Wythenshawe Community Housing Group Ltd to advise on impacts to daylight and sunlight in relation to the Proposed Development at Brotherton House, Cornfield Drive, Wythenshawe known as 3.3.
- 1.2 GIA have undertaken technical daylight and sunlight assessments to understand the potential effect of the development upon the amenity of the neighbouring residential receptors.
- 1.3 The technical analysis has been considered by reference to the criteria and methodology within the Building Research Establishment Guidance (BR209, 2022) which when published, recognised that it *"is advisory and the numerical target values within it may be varied to meet the needs of the development and its location"*¹.
- 1.4 The key headlines from the relevant policy documents are summarised in Section 3 of this report.
- 1.5 With the Proposed Development in place, all neighbouring residential properties will meet the numerical targets identified in the BRE guidelines for daylight and sunlight. As such the Proposed Development will not result in a noticeable reduction in daylight and sunlight amenity, and is therefore considered wholly acceptable.
- 1.6 This report is supported by several documents, drawings and results which are all enclosed within the Appendices as listed on the Contents Page. All assumptions used in collating this report can be found in Appendix 01.

1 Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 85 para F1



Figure 01: 3D render of the proposed development

2 THE SITE & PROPOSED DEVELOPMENT

GIA have been instructed to review and advise on the daylight and sunlight impacts associated with Plot 3.3, Wythenshawe (Brotherton House).

THE SITE

- 2.1 A detailed description of the Site and surrounding area is provided within the Design & Access Statement and not repeated herein. Figure 02 below illustrates the Site in the existing scenario.
- 2.2 The Site is situated just outside Wythenshawe Town Centre. It is bound by existing two storey residential properties on Ribchester Drive to the north; Cornfield Drive to the east; Poundswick Lane to the south and an all-weather playing pitch with floodlights to the west.



Figure 02: 3D model of existing site

PROPOSED DEVELOPMENT

- 2.3 Figure 03 below illustrates the Site in the proposed scenario.
- 2.4 This daylight and sunlight report forms part of the full planning application for the demolition of existing buildings erection of 109 no. extra care apartments, 79 no. older living apartment, and 25 no. houses). For up to 5 storeys (G+4) in height (apartments) and up to 3 storeys in height for the townhouses.



Figure 03: 3D model of the Proposed Development

3 POLICY & GUIDANCE

This section details the relevant policy and guidance for daylight and sunlight amenity.

3.1 Below we have detailed sections from the following documents as they are, in our opinion, the most pertinent in relation to daylight and sunlight matters and how we have approached the effects of the Proposed Development on the relevant neighbouring properties:

- National Planning Policy Framework (2024)
- National Planning Practice Guidance
- BRE Guidelines
- Manchester Core Strategy

NATIONAL PLANNING POLICY FRAMEWORK (2024)

3.2 Paragraph 130 c) of the NPPF (December 2024) states that local planning authorities should refuse applications which they consider fail to make efficient use of land. The discussion in relation to daylight and sunlight highlights the Government's recognition that increased flexibility is required in response to the requirement for higher density development:

"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 (as long as the resulting scheme would provide acceptable living standards)".

NATIONAL PLANNING PRACTICE GUIDANCE

3.3 GIA have considered the relevant paragraphs which relate to daylight and sunlight.

3.4 Paragraph 6 of the NPPG (Ref ID: 66-006-20190722) acknowledges that new development may cause an impact on daylight and sunlight levels enjoyed by neighbouring occupiers. It requires local authorities to assess whether the impact to neighbouring occupiers would be "unreasonable".

3.5 Paragraph 7 (Ref ID: 66-007-20190722) refers to the wider planning considerations in assessing appropriate levels of daylight and sunlight. The test is whether living standards are 'acceptable' and recognises that acceptability will depend to some extent on context. Please see local policy reference Manchester Core Strategy (2012-2027) Policy DM1 – Development Management – States that all developments should have regard to the effects on amenity including privacy, light, noise, vibration, air quality and odours.

SITE LAYOUT PLANNING FOR DAYLIGHT AND SUNLIGHT - A GUIDE TO GOOD PRACTICE (THE BRE GUIDE 2022)

3.6 The BRE Guide 2022 offers a numerical methodology to calculate changes in daylight and sunlight and are widely used in the industry. The key criteria within the BRE (Vertical Sky Component "VSC", No Sky Line "NSL" and Annual Probable Sunlight Hours "APSH") have been used to understand and compare the existing and retained levels of light once the Proposed Development has been implemented. A summary of the BRE Guide 2022 is provided within Appendix 02.

MANCHESTER CORE STRATEGY (2012 – 2027)

3.7 Policy DM1 – Development Management – States that all developments should have regard to the effects on amenity including privacy, light, noise, vibration, air quality and odours.

PLACES FOR EVERYONE DEVELOPMENT PLAN

3.8 PfE Policy JP-P1 (Sustainable Places) Criteria 15 B states "addressing microclimate issues such as sunlight, indoor quality, overheating, shade, wind and shelter."

4 BRE GUIDELINES & CONTEXT METHODOLOGY

The Building Research Establishment (BRE) have set out in their handbook 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (BR209, 2022)', guidelines and methodology for the measurement and assessment of daylight and sunlight.

BUILDING RESEARCH ESTABLISHMENT GUIDELINES (BR209, 2022)

- 4.1 The BRE Guidelines note that the document is intended to be used in conjunction with the interior daylight recommendations found within the British Standard BS EN 17037 Daylighting in Buildings and the Chartered Institution of Building Services Engineers (CIBSE) LG 10 Daylighting – a guide for designers.
- 4.2 The BRE handbook *"is intended for use in rooms in adjoining dwellings where daylight is required, including living rooms, kitchens, and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas, and garages need not be analysed. The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops, and some offices."*
- 4.3 The BRE Guidelines provides two methodologies for daylight assessment of neighbouring properties, namely;
 - The Vertical Sky Component (VSC); and
 - The No Sky Line (NSL).
- 4.4 There is one methodology provided by the BRE Guidelines for sunlight assessment, denoted as Annual Probable Sunlight Hours (APSH).
- 4.5 It is an inevitable consequence of the built-up urban environment that daylight and sunlight will be more limited in dense urban areas. It is well acknowledged that in such situations there may be many planning and urban design matters to consider other than daylight and sunlight.

- 4.6 Appendix O2 of this report elaborates on the mechanics of each of the above assessment criteria, explains the appropriateness of their use and the parameters of each specific recommendation.
- 4.7 The initial numerical criteria for determining the magnitude of effect is based on percentage alterations, as follows:

Magnitude of Change	Percentage Alteration
Negligible	0-20%
Minor	20-29.9%
Moderate	30-39.9%
Major	40%+

- 4.8 Appendix F of the BRE guidelines provides an alternate baseline VSC value for city centre regions of 18% rather than the 27% referenced through the body of the document which is the level of VSC to be expected in an environment where the neighbouring construction angle is around 25 degrees i.e. a more suburban location.
- 4.9 When considering the significance of daylight and sunlight effects, professional judgement has been used. Consideration has been given to the proportion of rooms/windows affected, as well as the percentage alterations, absolute changes, retained daylight and sunlight levels and sensitivity of the receptor. This is in addition to any other relevant factors, including mitigating factors such as location and nature of the development, balconies, overhangs or design features which may also affect the determination of assigning the criteria.

5 DAYLIGHT & SUNLIGHT IMPACTS TO NEIGHBOURING PROPERTIES

This section details the daylight and sunlight impacts in relation to the relevant properties neighbouring the Site.

MODELLING

- 5.1 A three-dimensional computer model of the Site and surrounding properties was produced to carry out the relevant technical studies. Where available, floor plans of the relevant properties have been included and this context model has been used to carry out the technical assessments. All relevant assumptions made in producing this model can be found in Appendix 01.

TWO-STAGE APPROACH

- 5.2 The impacts to the relevant neighbouring properties have been considered in two stages:

Stage 1 - Is there a strict compliance with the BRE Guidelines?

- The national numerical assessments for daylight and sunlight as outlined in the BRE Guidelines are applied. Where properties, windows and/or rooms meet the recommendations of the BRE Guidelines, these are not discussed further.

Stage 2 - Is there an unacceptable material deterioration of the sunlight and daylight conditions of surrounding development?

- Where properties, windows and rooms do not meet the recommendations of the BRE Guidelines, wider material considerations are examined and applied.

RELEVANT NEIGHBOURING PROPERTIES

- 5.3 GIA have identified the following properties as relevant for a daylight and sunlight assessment:

- 1 Ribchester Drive
- 2 Ribchester Drive
- 5 Cornfield Drive
- 7 Cornfield Drive
- 9 Cornfield Drive
- 6 Cornfield Drive
- 8 Cornfield Drive
- 1-17 Henfield Walk
- Frank Prince Court

- 5.4 To assist the reader's understanding of the surrounding properties, a property use map has been produced (see Figure 04).

- 5.5 The property uses have been ascertained by reference to a Valuation Office Agency search carried out on 1 October 2025.

- 5.6 If room layouts are unknown, then only the VSC methodology will be considered in line with paragraph 2.2.10 and Appendix D of the BRE Guidelines.

DISCUSSION OF RESULTS

- 5.7 The results of our assessment show that all residential properties will meet the numerical recommendations set out within the BRE Guidelines (Stage 1) for daylight and sunlight. As such, the effects of the Proposed Development upon the daylight and sunlight of neighbouring residential properties would not be noticeable, and the Proposed Development has regard for neighbouring amenity as per Policy DM1 of the Manchester Core Strategy.

- 5.8 All results are contained within Appendix 04.

- Site Boundary
- Commercial
- Residential
- Mixed Use
- Educational Building
- Hotel / Hostel
- Student Accommodation



Figure 04: Property use map

6 CONCLUSIONS

GIA have undertaken a daylight and sunlight assessment in relation to the Proposed Development known as Plot 3.3, Wythenshawe (Brotherton House). The technical analysis has been undertaken in accordance with the BRE Guidelines.

- 5.9 Our technical analysis demonstrates that with the Proposed Development in place, all neighbouring residential properties will meet the numerical targets identified in the BRE guidelines for daylight and sunlight. As such, the effects of the Proposed Development upon the daylight and sunlight of neighbouring residential properties would not be noticeable, and the Proposed Development has regard for neighbouring amenity as per Policy DM1 of the Manchester Core Strategy.



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