



Louisa Smith
JLL
30 Warwick Street
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9th April 2018

Dear Louisa,

CITROEN SITE – GLA, REGULATION 25 RESPONSE – DAYLIGHT, SUNLIGHT AND OVERSHADOWING

Introduction

We are instructed to provide a summary of changes made to the Environmental Statement in terms of daylight, sunlight and overshadowing.

Identification and Evaluation of Key Effects relating to Daylight, Sunlight and Overshadowing

Identification

Increase in Proposed Massing plus removal of 1-4 Capital Interchange Way - Key Effects

1. As a result of the increase in massing and removal of 1-4 Capital Interchange Way from the analysis, the impact upon the daylight and sunlight to the surrounding existing residential buildings has altered from the previous submission.
2. As a result of the increase in massing and removal of 1-4 Capital Interchange Way from the analysis, the impact upon the daylight and sunlight to the surrounding the cumulative development, namely Wheatstone House, has altered from the previous submission.
3. As a result of the increase in massing and removal of 1-4 Capital Interchange Way from the analysis, the impact upon overshadowing to the Kew House School has not altered from the previous submission.
4. As a result of the increase in massing and removal of 1-4 Capital Interchange Way from the analysis, the impact upon overshadowing to the proposed amenity spaces within the Citroen Site has altered since the previous submission.

Increase in Proposed Massing plus removal of 1-4 Capital Interchange Way and Changes in Proposed Layouts - Key Effects

5. As a result of the increase in massing, the removal of 1-4 Capital Interchange Way from the analysis and the changes to the proposed internal layouts, the level of internal daylight and sunlight amenity received by the proposed habitable rooms has altered from the previous submission.

Evaluation

Increase in Proposed Massing plus removal of 1-4 Capital Interchange Way - Key Effects

1. The impact has changed marginally since previous submission but all results are considered negligible.
2. The impact has changed marginally since previous submission but all results are considered negligible.
3. The impacts has not changed since previous submission.
4. The results have not changed since previous submission.

Increase in Proposed Massing plus removal of 1-4 Capital Interchange Way and Changes in Proposed Layouts - Key Effects

5. The results have significantly improved from the previous submission.

Conclusion

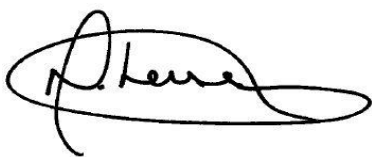
Since the previous submission all changes in daylight, sunlight and overshadowing to existing and cumulative residential buildings are still considered negligible.

Since the previous submission, the level of internal daylight and sunlight amenity within the proposed habitable units has improved significantly.

All results can be found within the revised EIA dated April 2018.

We trust this sufficiently address the Regulation 25 response to the GLA but should you have any questions please do not hesitate to contact me.

Yours sincerely,



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