

Northern Gateway (JPA1.1)

Outline Planning Application

Daylight & Sunlight Impact on
Neighbouring Properties Report





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DAYLIGHT & SUNLIGHT

IMPACT ON NEIGHBOURING PROPERTIES REPORT

JPA1.1(NorthernGateway)–OutlinePlanningApplication

Northern Gateway Development Vehicle

02 April 2025

GIA No: **22066** Fee Quote: FQ0014691

PROJECT DATA:

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Architect **TBC**
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1 EXECUTIVE SUMMARY

- 1.1 This Report has been prepared by GIA on behalf of the Northern Gateway Development Vehicle LLP ('the Applicant' or 'NGDV') in order to understand the potential changes in light to relevant sensitive receptors. It is submitted in respect of a cross-boundary application for outline planning permission (all matters reserved) ('the Application') for a national-scale employment development on allocated land at Heywood/Pilsworth (Northern Gateway) ('the Application Site').
- 1.2 The Application Site extends to 209.8ha of land and straddles the administrative boundaries of Bury Council ('BC') and Rochdale Borough Council ('RBC') (collectively referred to as 'the Councils').
- 1.3 Land at Heywood/Pilsworth is allocated under Policy JP Allocation 1.1 of the adopted Places for Everyone Joint Development Plan ('PpE') for a nationally significant employment development, capable of delivering around 1.2 million square metres ('sqm') of industrial and warehousing floorspace, around 1,200 homes, a primary school and an appropriate range of supporting and ancillary services and facilities, such as a new local centre, hotel, leisure and conference facilities ('JPA1.1 Allocation Site').
- 1.4 The Application Site represents a major part of the JPA1.1 Allocation Site and the Application seeks approval for up to 600,000 sqm of new employment floorspace and up to 5,000 sqm of supporting uses, alongside associated demolition works, landscaping, drainage, ecological enhancements, highway works, cycleway and footpath linkages and other ancillary infrastructure ('the Proposed Scheme').
- 1.5 GIA have undertaken the relevant daylight and sunlight assessments upon the residential properties surrounding the Application Site in order to understand the potential daylight and sunlight effects of the Proposed Scheme in accordance with the parameter plans.
- 1.6 The technical analysis has been considered by reference to the criteria and methodology within the Building Research Establishment Guidance (BR209, 2022).
- 1.7 The assessment results show that, based on the maximum developable heights of the Application Plots which form for the Application Site, the daylight and sunlight levels within the majority of the residential properties surrounding Proposed Scheme are unlikely to be significantly affected.
- 1.8 The effect of the Proposed Scheme upon the daylight and sunlight amenity within those properties which fall within the relevant zones of influence for the Application Plots, will be assessed as part of the Reserved Matters Application when the Proposed Scheme massing will be further defined.

2 THE SITE

GIA have been instructed to review and advise on the daylight and sunlight effects associated with the Proposed Scheme.

THE APPLICATION SITE

- 2.1 Figure 01 below illustrates the extent of the Application Site edged in red, alongside the spatial extent of the various developable areas coloured pink and red. Full details are shown on the Parameters Plan: Uses submitted with the Application.

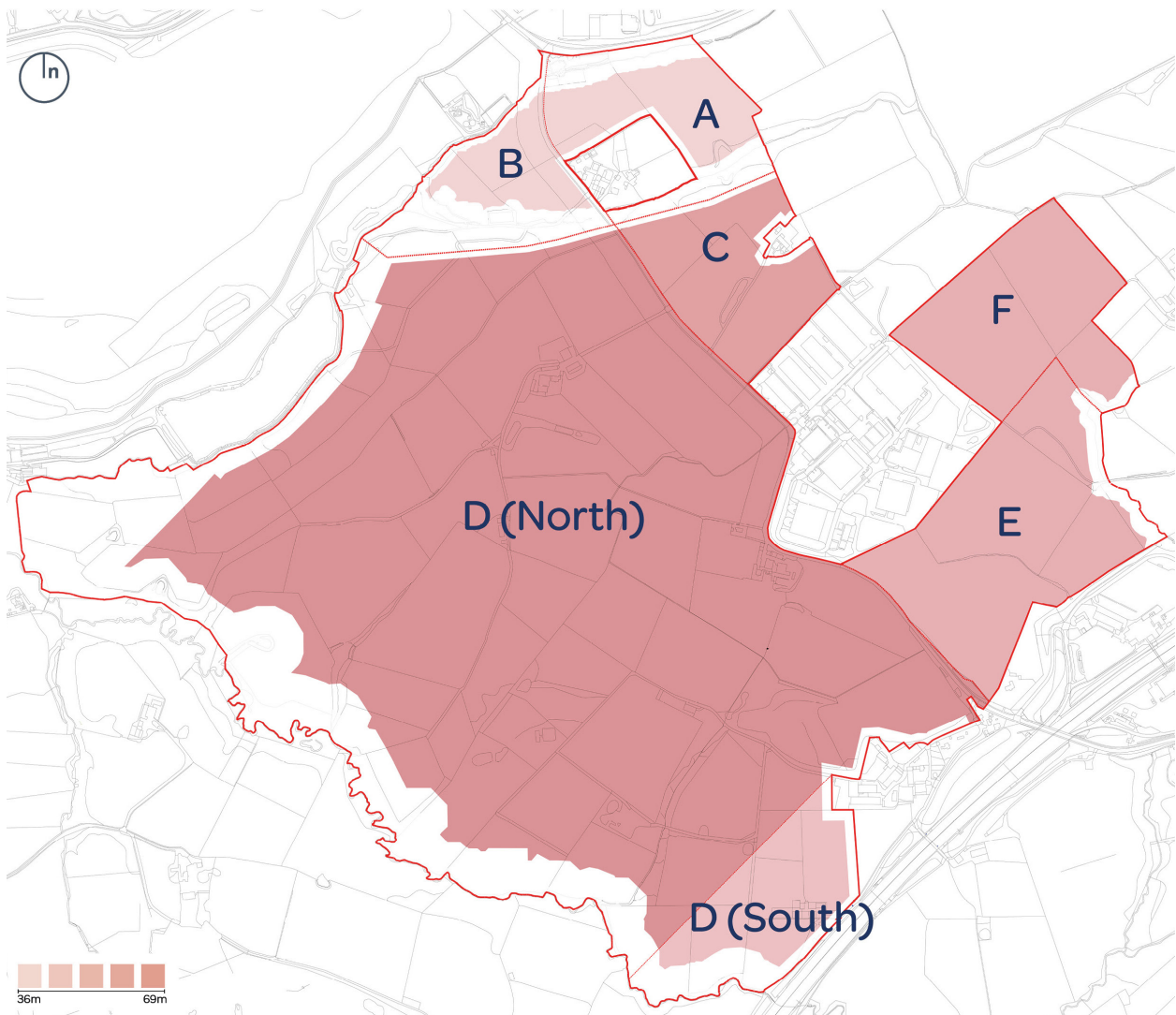


Figure 01: The extent of the Application Site

PARAMETER PLANS

- 2.2 Given the scale of the Application Site, it is broken down into 'Application Plots', shown as plots A to F in Figure 01.
- 2.3 The Parameters Plan: Scale sets out the maximum change to ground level and maximum building height (m AOD) across the Application Site. The maximum heights include any plant screening, overhangs or other roof mountings.
- 2.4 The maximum heights for each Application Plot is shown in Figure 02.

- 2.5 As the Application is submitted in outline, detailed matters relating to access, design, landscaping, scale and appearance will be determined at a later stage ('reserved matters').
- 2.6 The Application seeks a flexible planning permission which will be capable of accommodating a range of potential occupiers and operators, so that the NGDV can respond to market interest over the longevity of the Proposed Scheme. However, a parameter-based approach has been adopted to understand and assess potential impacts, and the Application will set a framework against which future reserved matters applications must accord.



Figure 02: Maximum Developable Heights for the Application Plots

3 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)*', the below guidelines and methodology for the measurement and assessment of daylight. The first two assessments also apply to sunlight.

- 3.1 Appendix 02 of this report elaborates on the mechanics of each of the below assessment criteria, explains the appropriateness of their use and the parameters of each specific recommendation.

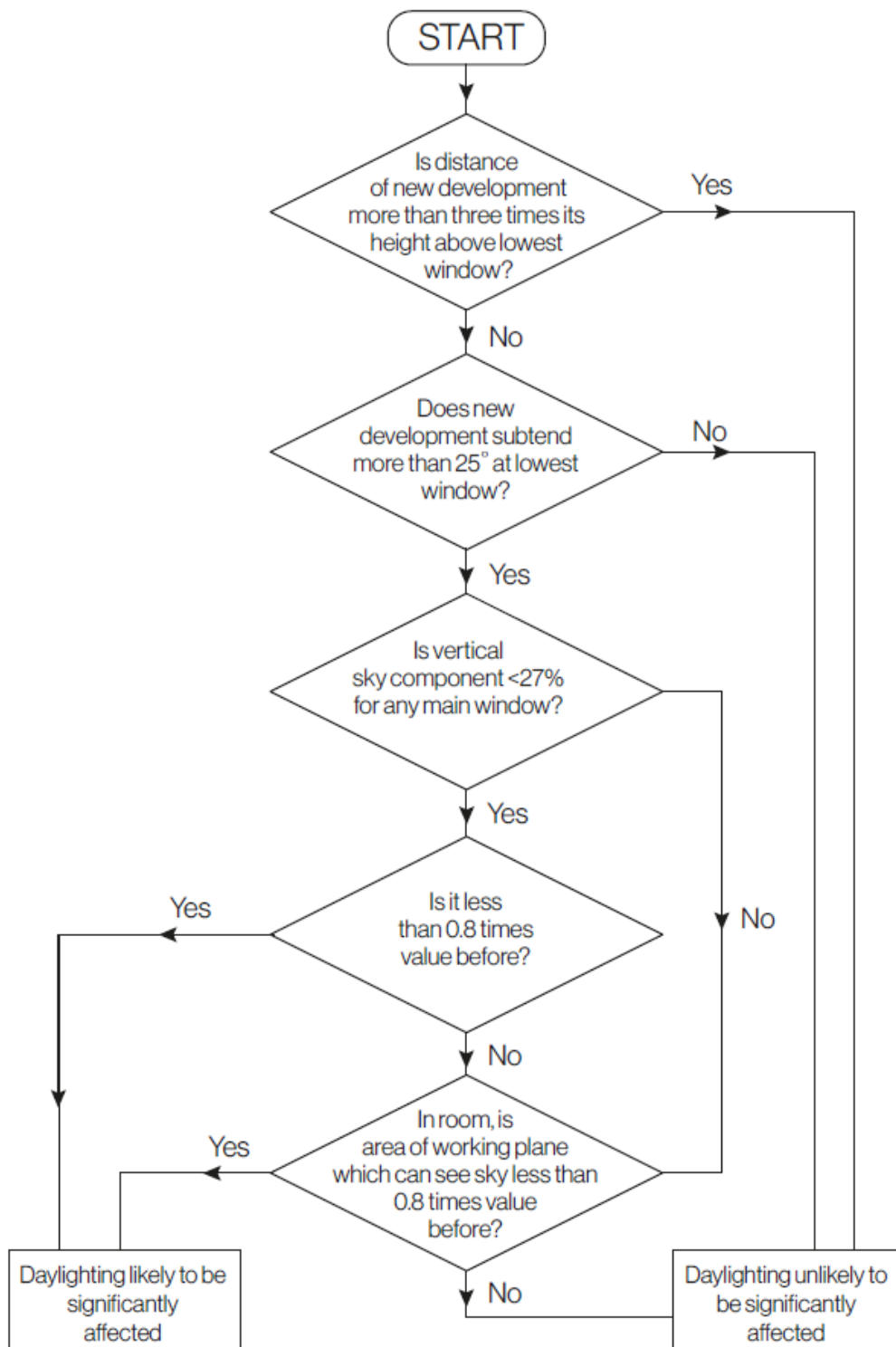


Figure 03: BRE Decision Chart

4 DAYLIGHT & SUNLIGHT IMPACTS TO NEIGHBOURING PROPERTIES

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

4.1 A three-dimensional computer model of the Application Site and the below surrounding residential properties was produced based on photogrammetry. All relevant assumptions made in producing this model can be found in Appendix 01.

- Castle House
- Thurston Fold Farm
- Castle Brook Farm
- Residential Properties along St Georges
- Residential Properties along Griff Lane
- Unsworth Moss Farm & Bungalow
- Residential Properties along Egypt Lane
- Whittle Fold Dairy & Hesketh Villa

- Whittle Bungalow
- Residential Properties along Dr Fold Lane
- Residential Properties along Manchester Road
- Higher Fields Farm
- Coal Pits Farm, Whippetree Cottage & the Boskins

4.2 The location of these properties (coloured blue) relative to the Application Plots which form the Application Site can be seen in Figure 04 below.

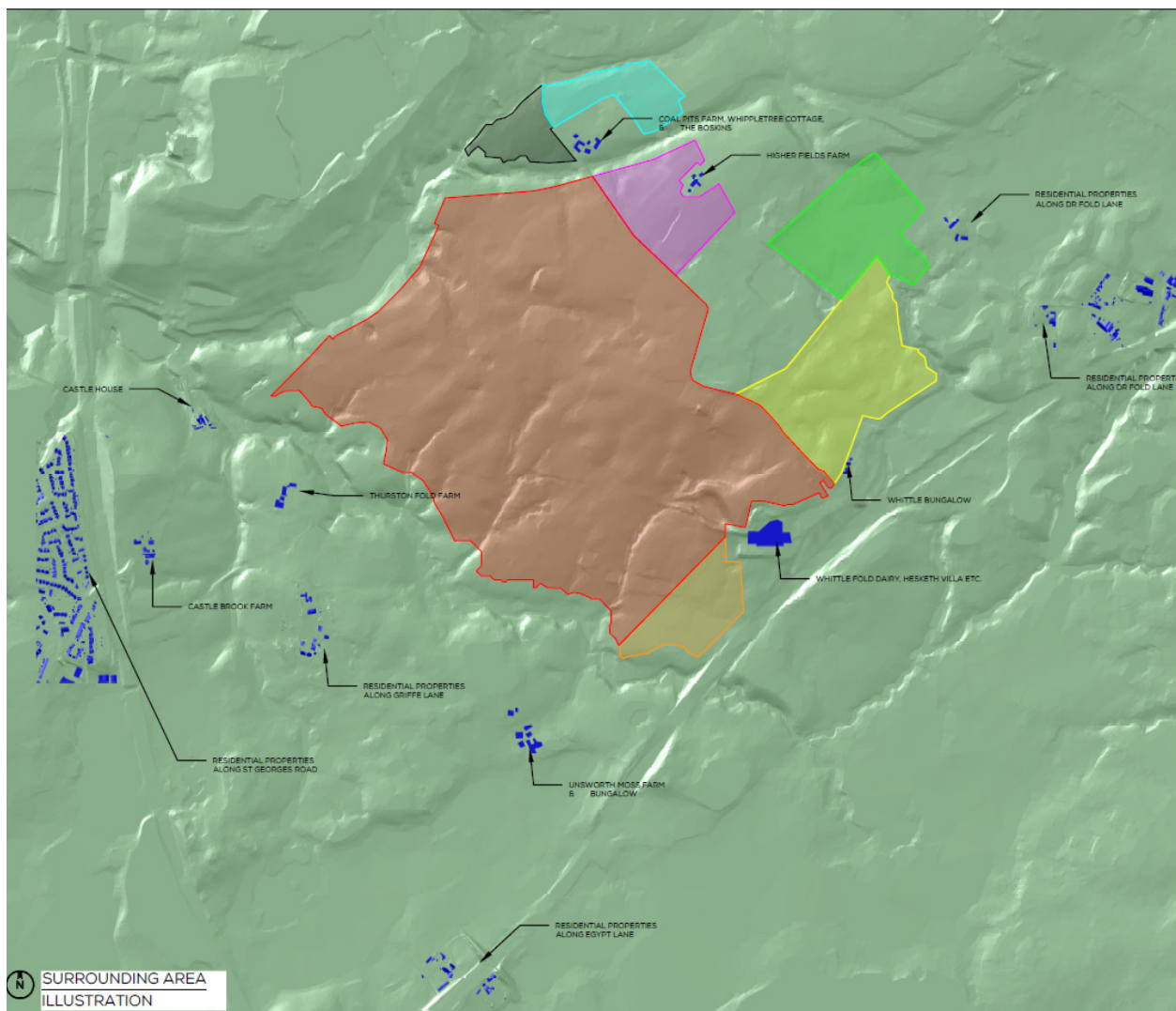


Figure 04: 3D Location of surrounding residential properties relative to the Application Plots

4.3 Following the BRE assessment process summarised in Figure 03, the zones of influence for each of the Application Plots were plotted based on the maximum developable heights for each area shown in Figure 02.

4.4 These can be seen in Figure 05 below

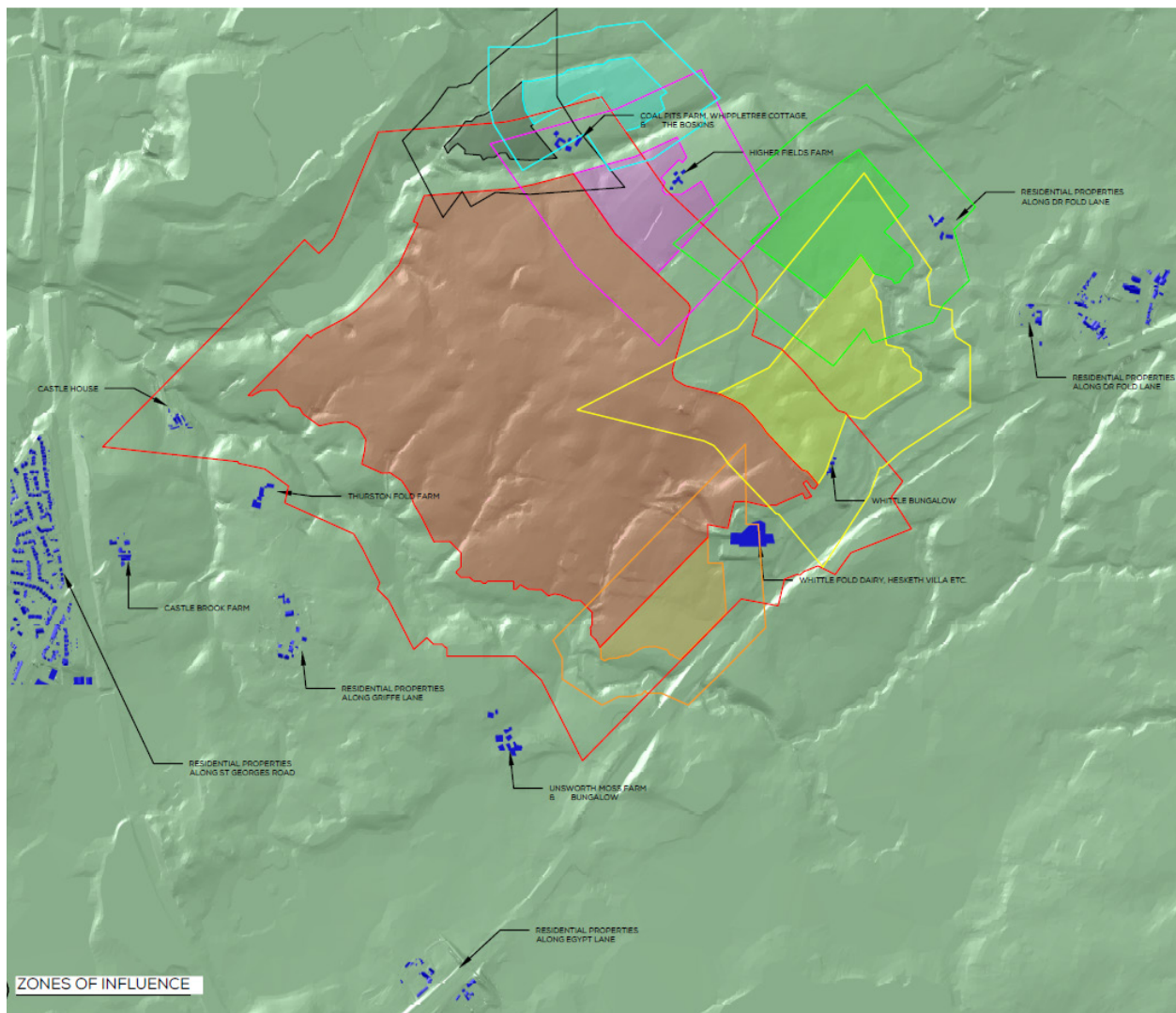
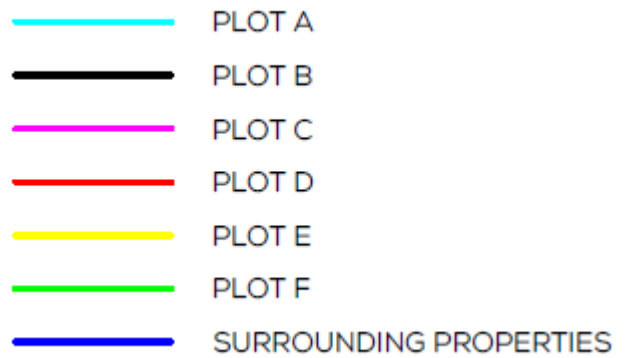


Figure 05: Zones of influence for each part of the Application Plots

4.5 In accordance with the BRE guidelines, as the following residential properties fall outside of the zones of influence based on the maximum developable heights for each of the Application Plots, no further daylight and sunlight testing is required as the Proposed Scheme is unlikely to significantly affect the daylight and sunlight levels within them.

- Thurston Fold Farm
- Castle Brook Farm
- Residential Properties along St Georges
- Residential Properties along Griff Lane
- Unsworth Moss Farm & Bungalow
- Residential Properties along Egypt Lane
- Residential Properties along Manchester Road

1.9 The effect of the Proposed Scheme upon the daylight and sunlight amenity within the properties listed below will be assessed in accordance with the BRE Decision chart shown at Figure 03 as part of the Reserved Matters Application when the Proposed Scheme massing will be further defined.

- Castle House
- Whittle Fold Dairy & Hesketh Villa
- Whittle Bungalow
- Residential Properties along Dr Fold Lane
- Higher Fields Farm
- Coal Pits Farm, Whippletree Cottage & the Boskins

5 CONCLUSIONS

GIA have undertaken a daylight and sunlight assessment in relation to the Proposed Scheme. The technical analysis has been undertaken in accordance with the BRE handbook.

- 5.1 GIA have undertaken the relevant daylight and sunlight assessments upon the residential properties surrounding the Application Site in order to understand the potential daylight and sunlight effects of the Proposed Scheme in accordance with the submitted parameter plans.
- 5.2 The technical analysis has been considered by reference to the criteria and methodology within the Building Research Establishment Guidance (BR209, 2022).
- 5.3 The assessment results show that, based on the maximum developable heights of the Application Plots which form for the Application Site, the daylight and sunlight levels within the majority of the residential properties surrounding Proposed Scheme are unlikely to be significantly affected.
- 5.4 The effect of the Proposed Scheme upon the daylight and sunlight amenity within those properties which fall within the relevant zones of influence for the Application Plots, will be assessed as part of the Reserved Matters Application when the Proposed Scheme massing will be further defined.



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