

Appendix 3: Draft Daylight and Sunlight Policies

City of London

City Plan 2036 (Proposed Submission Draft March 2021)

Main Policy: Policy D8 (Daylight and sunlight)

Policy D8: Daylight and sunlight

1. Development proposals will be required to demonstrate that the **daylight and sunlight** available to nearby dwellings and open spaces is appropriate for its context and provides acceptable living standards, taking account of the Building Research Establishment's guidelines.
2. The design of new developments should allow for the lighting needs of intended occupiers and provide acceptable levels of **daylight and sunlight** consistent with a city centre context, minimising the need for artificial lighting.
3. Development should incorporate design measures to mitigate adverse solar glare effects on surrounding buildings and public realm.

Reason for the policy

6.1.57. *The City is an urban centre with a very high density of buildings, resulting in lower average levels of **daylight and sunlight** to buildings and spaces in comparison to suburban or rural areas. The amount of daylight and sunlight received has an important effect on the amenity of dwellings, the appearance and enjoyment of the open spaces and streets of the City, and the energy efficiency of all buildings. Access to appropriate levels of **daylight and sunlight** is important for the mental health of workers and residents. How the policy works.*

6.1.58. *The Building Research Establishment (BRE) has issued guidelines in 'Site Layout Planning for Daylight and Sunlight' that set out a methodology for assessing changes in **daylight and sunlight** arising from new development. The City Corporation will apply these methods, consistent with BRE and NPPF guidance that ideal **daylight and sunlight** conditions may not be practicable in densely developed city-centre locations. Given the importance of the City's open spaces in a high-density urban environment, the impact of any changes to sunlight on the public realm will need to be carefully evaluated even if proposals comply with BRE guidelines. Developers will be required to submit daylight and sunlight assessments in support of their proposals. The City Corporation may require independent verification of these assessments at the developer's expense.*

6.1.59. *When considering proposed changes to existing lighting levels, the City Corporation will take account of the cumulative effect of development proposals, and existing levels of light if they are low. The City Corporation will take into account unusual existing circumstances, such as development on an open or low rise site as well as the presence of balconies or other external features, which limit the daylight and sunlight that a building can receive. The Mayor of London has indicated that guidance on **daylight and sunlight** standards will be produced to support the London Plan.*

6.1.60. *Planning considerations concerning daylight and sunlight operate independently of any common law rights and any light and air agreements which may exist. If a development is considered beneficial in the public interest and has planning permission, but it is not proceeding due to rights to*

light issues, the City Corporation may consider acquiring interests in land or appropriating land for planning purposes to enable development to proceed.

Other references:

1) Policy S12 (Tall buildings)

Strategic Policy S12: Tall Buildings

3. Where tall buildings are acceptable in principle, their design must ensure safe and comfortable levels of wind, **daylight and sunlight**, solar glare and solar convergence within nearby buildings and the public realm within the vicinity of the building. Tall buildings should not interfere with telecommunications and provide appropriate mitigation where this is not feasible. Consideration should be given to how the design of tall buildings can assist with the dispersal of air pollutants.

2) Policy H4 (Housing quality standards) paragraph 4.4.49

*4.4.49. Amenity space for residents could include gardens, roof top gardens/terraces, private balconies and the provision of new sports and recreational facilities. Play space should also be included in line with the requirements in Policy HL8. There should be no distinction between amenity spaces and play areas for private and affordable housing residents. Proposals which seek to restrict access to such areas by affordable housing tenants will be refused. **Daylight and sunlight** to dwellings is addressed in the Design section of the Plan.*

3) Policy S8 (Design)

Strategic Policy S8: Design

The City Corporation will promote innovative, sustainable and inclusive high-quality buildings, streets and spaces, seeking design solutions that make effective use of limited land and contribute towards a zero emission City, through development which:

Experience

5. Optimises micro-climatic conditions, addressing solar glare, **daylight and sunlight** and uncomfortable wind conditions and delivering improvements in air quality, open space and views;

4) Policy S21 (City Cluster) paragraph 7.6.6

*7.6.6. The intensification of tall buildings will have cumulative environmental and transport impacts which need to be carefully managed. Individual proposals for new tall buildings will need to take account of these cumulative impacts, especially the need to maintain and enhance the provision of public open space around the building, to ensure safe and comfortable levels of wind, **daylight and sunlight**, solar glare and solar convergence, and to implement efficient servicing and deliveries arrangements.*