



Appendix 20.1
Legislation, Policy and Guidance

20.1 Legislation, Policy and Guidance

20.1.1 This section gives more detail on the legislative and planning policy context in relation to daylight, sunlight and overshadowing.

National Planning Policy

20.1.2 Future Wales Future Wales: The National Plan 2040 (February 2021) provides no relevant reference to daylight, sunlight and overshadowing.

20.1.3 Planning Policy Wales (Edition 11, February 2021) states (Section 3.23) that

- *“...In all development and in public spaces especially, there should be sensitive management of light, and exposure to airborne pollution should be kept as low as reasonably practicable...”*

Regional Planning Policy

20.1.4 Cardiff Local Development Plan 2006 – 2026 (Adopted January 2016) mentions lighting in section C3: Community Safety/Creating Safe Environment:

- *“...All new development and redevelopment shall be designed to promote a safe and secure environment and minimise the opportunity for crime. In particular development shall: ... Provide a good standard of lighting to public spaces and routes while minimising energy use and light pollution...”*

20.1.5 City of Cardiff Council ‘Tall Buildings Supplementary Planning Guidance’ (2017) states:

- (pg. 6) *“...Tall buildings will not be permitted in locations where they would overshadow or overlook adjacent properties to the significant detriment of the amenity of neighbouring occupiers...”*
- (pg. 11) *“...Microclimate – The development must demonstrate evidence of an acceptable impact in terms of microclimatic effects including wind tunnel effect, shadowing, solar glare and the effect of night-time illumination. Sun path studies and wind tunnel analysis will be required to demonstrate this...”*
- (pg. 12) *“...Tall buildings provide the opportunity to become exemplars of sustainable design and by their nature may also require innovative solutions to issues such as solar glare and micro-climatic impact...”*
- (pg.17) *“...Locational Criteria... Limiting overshadowing or overlooking of*

adjacent properties...”

Other Standards and Guidance

20.1.6 Building Research Establishment (BRE) ‘Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice’ (2011) states:

- *“...This guide gives advice on site layout planning to achieve good sun lighting and daylighting in building, and in the open spaces between them. it is intended for use by building designer, developers. Consultants and Local Planning Authorities...”*
- *“...This guide is a comprehensive revision of the 1991 edition of Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice. It is purely advisory and the numerical target values within it may be varied to meet the needs of the development and its location...”*
- *The advice is given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. In special circumstances the developer or planning authority may wish to use different target values... in an area with modern high rise buildings, a higher degree of obstruction maybe unavoidable if new developments are to match the height and proportions of existing building" (para.1.6).*

20.1.7 British Standard (BS) 8206-2:2008: ‘Lighting for Buildings – Part 2: Code of Practice for Daylighting’ states:

- *“...Daylighting gives to a building a unique variety and interest. An interior which looks gloomy, or which does not have a view to the outside when this could reasonably be expected, will be considered unsatisfactory by its users...”*