



Appendix 20.2
Impact Magnitude, Sensitivity and Significance Criteria

20.2 Impact Magnitude, Sensitivity and Significance Criteria

20.2.1 Definitions of receptor sensitivity are provided below:

Table 20.1 Receptor Sensitivity Criteria	
Very High	Building of regional or national importance for which daylight and sunlight are critical.
High	High rise residential buildings with a large number of residents. Outdoor communal amenity space.
Medium	Low rise residential buildings. Gardens of such residential buildings.
Low	Windows to non-habitable rooms or transiently occupied spaces within residential buildings.
Very Low	Facades with no windows

20.2.2 The definitions for magnitude of impact for the daylight assessment are provided below:

Table 20.1 Impact magnitude criteria for daylight assessment	
	Description
Very High	VSC less than 27%, less than 80% of its baseline value and ADF below BS8206 Part 2 recommendations for all room types
High	VSC less than 27%, less than 80% of its baseline value and ADF below BS8206 Part 2 recommendations for bedrooms only
Medium	VSC less than 27% and less than 80% of its baseline value. Compliance with ADF recommendations of BS8206 Part 2.
Low	VSC equal or greater to 27% or with less than a 20% reduction of its former value.
Very Low	No change from the baseline environmental condition.

20.2.3 The definitions for magnitude of impact for the external overshadowing assessment are provided below:

Table 20.2 Impact magnitude criteria for daylight assessment	
	Description
Very High	Less than 50% of outdoor areas receive 2 or more sun hours on March 21
Low	At least 50% of outdoor areas receive 2 or more sun hours on March 21
Very Low	No change from the baseline environmental condition.

20.2.4 The matrix for determining impact significance is provided below:

Table 20.3 Matrix for Evaluating Significance						
		Magnitude of Change				
		Very Low	Low	Medium	High	Very High
Sensitivity	Very Low	Negligible	Negligible	Negligible	Negligible	Negligible
	Low	Negligible	Negligible	Negligible	Minor	Moderate/Minor
	Medium	Negligible	Negligible	Minor/Moderate	Moderate	Major
	High	Negligible	Minor	Moderate	Moderate / Major	Major
	Very High	Negligible	Moderate - Minor	Major/moderate	Major	Major

20.2.5 Compliance criteria for daylight at proposed residential developments are:

- *A value of above 27% VSC (for the majority of a façade) is considered compliant with guidance.*
- *Values of 15-27% (for the significant portion of a façade) are considered marginal non-compliant.*
- *Facades with VSC less than 15% (for the significant portion of a façade) are considered non-compliant.*