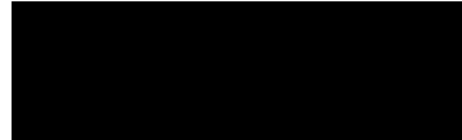


8<sup>th</sup> February 2023



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Further to my previous letter to you on 23<sup>rd</sup> January, I am writing again to provide you with additional supporting information in response to the queries you have raised. The submitted information is as follows:

Document	Author	Date
<i>External LED Lighting Assessment (Rev 4.)</i>	MBA Consultants	30 <sup>th</sup> January 2023
<i>Daylight, Sunlight &amp; Overshadowing Letter</i>	Hollis Chartered Surveyors	3 <sup>rd</sup> February 2023

The revised External Lighting Assessment corrects a number of minor errors contained in the previously submitted version of the report, and provides additional clarification where requested. However, fundamentally the results presented are the same and demonstrate that the development would be acceptable in terms of its external lighting impact, particularly to the nearest sensitive receptors located off-site, i.e. the closest residential properties and the River Wey.

The Daylight, Sunlight & Overshadowing Letter contains the requested overshadowing assessment for Unit 200, and this assessment includes the modelling of the impact of the proposed acoustic screen on the site boundary. The results of the additional overshadowing assessment for Unit 200 demonstrate that the relevant BRE targets are met, and there would be no material change or harm caused to the neighbouring properties, surrounding land or the River Wey.

Accordingly, I would be grateful to receive confirmation that these materials have been shared with any relevant statutory consultees and that your queries in respect of these items have been satisfied.

Yours sincerely

