



ANSTEYHORNE

# LIGHT WITHIN REPORT

57 The Broadway  
Haywards Heath  
RH16 3AS

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**ROL01830**  
**Light Within the Proposed**  
**Accommodation**  
**Revision 01**  
**30th March 2026**

# 1. INTRODUCTION

- 1.1 Anstey Horne has been instructed to undertake a formal technical assessment of the daylight and sunlight levels within all the habitable rooms of the new proposed accommodation at 57 The Broadway, Haywards Heath (“The Proposed Accommodation”).
- 1.2 The Proposed Accommodation involves a rear extension of the existing three storey building to create additional residential units, along with the removal of the existing roof to allow for an upward extension at the frontage, delivering further new residential units.
- 1.3 The proposal site at 57 The Broadway, Haywards Heath, RH16 3AS is centrally located within a highly accessible area, offering excellent transport links. Haywards Heath Railway Station is located to the north-east of the site and the site is positioned within a, well-established town centre location.
- 1.4 Our study has been carried out using 3D computer modelling and our specialist computer software to calculate the levels of daylight and sunlight that will be available in the proposed habitable rooms.
- 1.5 There are no mandatory standards for daylight or sunlight to dwellings, but the following publications offer guidance:
  - BS EN 17037:2018 Daylight in Buildings (2018)
  - BRE Report 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice (third edition, 2022)
  - CIBSE Lighting Guide 10, Daylighting - A Guide for Designers: Lighting for the Built Environment (SLL LG10, 2014)
- 1.6 The internal light assessments have been undertaken based on BRE Report 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice (third edition, 2022) which supersedes the second edition of the guide. The BRE Report is more commonly known as the “BRE Guidelines (2022)”.
- 1.7 The 2022 BRE Guidelines introduced more sophisticated tested methodologies that take into account external reflectance and climate-based daylight modelling (CBDMM) whereby an assessment can be based on weather data for various locations across the United Kingdom.
- 1.8 The BRE Guidelines give advice on minimum recommended Target Illuminance (TI) and Daylight Factor (DF) in habitable rooms in dwellings. They also make recommendations

for minimum levels of sunlight availability to interiors, Sunlight Exposure (SE) based on hours of direct sunlight. The previously used Average Daylight Factor (ADF) and Annual Probable Sunlight Hours (APSH) methodology are no longer recommended.

- 1.9 This report summarises the relevant planning policy, the basic principles of daylighting, the methods used to assess the potential levels that will be achieved in the new apartments, the information used in compiling our 3D computer model and the results of our technical assessment. Drawings and full tables of the results of our assessment are attached in the appendices.

## 2. PLANNING POLICY AND GUIDANCE

### National Planning Policy and Guidance

- 2.1 The Revised National Planning Policy Framework (revised December 2024, Department for Communities and Local Government) sets out the Government's planning policies and how these are expected to be applied. It provides a framework within which councils can produce their own local plans that reflect the needs and priorities of their communities.

- 2.2 Chapter 11 'Making effective use of land' states in paragraph 130 (c) that:

*"local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."*

- 2.3 The Building Research Establishment, whose aims include achieving a higher quality built environment, published the BRE Guidelines 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice (third edition, 2022) by PJ Littlefair in June 2022. This guide gives advice on site layout planning to retain good daylighting and sunlighting in existing surrounding buildings and achieve to it in new buildings. The guide is intended for use by designers, consultants and planning officials and notes that:

*"The advice given here is not mandatory and this document should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer."*

### Local Planning Policy and Guidance

#### Haywards Heath Town Council Neighbourhood Plan Our Bright Future December 2016

- 2.4 The Publication Version of Hayward Heath's Neighbourhood plan sets out proposed local planning policies for the development of the town and its community for the period from 2014 to 2031

- 2.5 Under Policy H8, at paragraph 9.23, states the following in respect of daylight and sunlight:

*Housing development within the Haywards Heath built-up area boundary, as defined, will be permitted including infill development and change of use or redevelopment to housing where it meets the following criteria:*

*The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded*

- 2.6 At Policy H9 - Extensions to existing dwellings will be permitted where it meets the following criteria:

*The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.*

- 2.7 We confirm that we have undertaken our daylight and sunlight study in accordance with the latest BRE Guidelines, Site Layout Planning for Daylight and Sunlight: A guide to good practice (third edition, 2022) which is the principle document in relation to daylight and sunlight.

### 3. METHOD OF ASSESSMENT AND NUMERICAL GUIDELINES

#### Daylight within new development

- 3.1 Section 2.1 of the BRE Guidelines makes recommendations concerning daylight in new buildings. At the site layout stage of the design process, when window positions and sizes are unknown, the potential for daylight may be checked at a series of reference points on each main face of the building. At each of these reference points the amount of available skylight falling on the vertical wall can be quantified as the vertical sky component (VSC).
- 3.2 Where window positions and sizes are known, it is more informative to calculate the interior daylighting inside the building. The guidelines recommend two methodologies and state that either of these can be used to check daylight provision in new rooms within a development. For the purposes of this report, we have carried out an assessment using the Target Illuminance (TI) methodology.

#### Illuminance Method

- 3.1 The illuminance method involves using climatic data for the location of the site to calculate the illuminance from daylight at each point on an assessment grid on the reference plane at a minimum hourly interval for a typical year.
- 3.2 The UK National Annex provides minimum illuminance recommendations for daylight provision within UK dwellings as follows:
- Bedrooms: 100 lux
  - Living rooms: 150 lux
  - Kitchens: 200 lux
- 3.3 The above recommendations are based upon the median illuminances that should be achieved over at least 50% of the assessment grid for at least 50% of the daylight hours over the course of the calendar year.
- 3.4 The BRE Guidelines note that *“Where a room has a shared use, the highest target should apply. For example, in a bed sitting room in student accommodation, the value for a living room should be used if students would often spend time in their rooms during the day. Local authorities could use discretion here. For example, the target for a living room could*

*be used for a combined living/dining/kitchen area if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in a design”.*

### **Sunlight within new development**

- 3.3 Section 3.1 of the BRE Guidelines make recommendations concerning sunlight in new buildings. It advises that *“In housing, the main requirement for sunlight is in living rooms, where it is valued at any time of day but especially in the afternoon. Sunlight is also required in conservatories. It is viewed as less important in bedrooms and in kitchens, where people prefer it in the mornings rather than the afternoon.”*
- 3.4 The BRE Guidelines advise that site layout can be used to affect the duration of sunlight in buildings. It notes that *“A dwelling with no main window wall within 90° of due south is likely to be perceived as insufficiently sunlit. This is usually an issue only for flats. Sensitive layout design of flats will attempt to ensure that each individual dwelling has at least one main living room which can receive a reasonable amount of sunlight.”*
- 3.5 The BRE Guidelines note that *“The aim should be to minimise the number of dwellings whose living rooms face solely north, northeast or northwest, unless there is some corresponding factor such as an appealing view to the north.”* It also acknowledges that *“for larger developments of flats, especially those with constraints, it may not be possible to have every living room facing within 90° of due south”.*
- 3.6 The BRE Guidelines recommend an approach to measuring sunlight exposure (SE) setting out that internal spaces should be able to receive a minimum of 1.5 hours of direct sunlight on a selected date between 1<sup>st</sup> February and 21<sup>st</sup> March with cloudless conditions. The BRE recommend that the test date should be 21<sup>st</sup> March and that at least one habitable room, preferably a main living room, should achieve at least the minimum criterion. It further notes that the criterion applies to rooms of all orientations, although if a room faces significantly north of due east or west, it is unlikely to be met.
- 3.7 Whilst the BRE Guidelines intend to give good access to sunlight in a range of situations, it is noted that in some circumstances *“the designer or planning authority may wish to choose a different target value for hours of sunlight.”*
- 3.8 In summary the BRE Guidelines state that a dwelling will appear reasonably sunlit provided *“at least one main window wall faces within 90° of due south”* and *“a habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March”.* Where groups of dwellings are planned, *“site layout design should aim to maximise the number of dwellings with a main living room that meets the above recommendations”.*

## 4. APPLICATION OF THE BRE GUIDELINES

- 4.1 In its introduction BRE Guidelines states its “main aim is ... to help ensure good conditions in the local environment considered broadly, with enough sunlight and daylight on or between the buildings for good interior and exterior conditions”.
- 4.2 The Guidelines note that it *“is intended for building designers and their clients, consultants and planning officials. The advice 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. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design.”*
- 4.3 Clearly, the BRE Guidelines is an advisory document, not a rigid set of rules. Care must therefore be taken when applying its recommendations.
- 4.4 In theory the BRE Guidelines’ numerical guidelines may be applied to any setting, whether that is a city centre, suburban area or rural village. However, it notes, *“In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.”*
- 4.5 Clearly, rigid application of the BRE Guidelines standard numerical suggestions may be inappropriate in a built-up urban environment where higher density affordable development may be desirable and where there simply cannot be the same expectation of light as in a suburban or rural context.

## 5. INFORMATION USED IN THE TECHNICAL STUDY

5.1 We undertook our technical study using a 3D computer model of the proposed scheme and its surrounding buildings, which we built from the following information:

- Proposed scheme:
  - ECE Architecture's DWG drawings of the proposed scheme received 26<sup>th</sup> January 2026;
- Surrounding buildings:
  - Aerial photography from Google Earth
  - OS Map Information
  - Lidar Scan Data

5.2 The computer model is illustrated on the drawings at Appendix A.

5.3 In calculating the daylight availability to the proposed habitable rooms, the following values were applied:

- Diffuse glass transmission: 0.68 for clear double glazing with a low emissivity coating;
- Maintenance factor for dirt on glass: 0.92 (i.e. 8% loss) for vertical glazing;
- Window aperture area: measured from 3D computer model multiplied by 0.6 for the frame correction factor;
- Surface reflectances of each room based on the following surface finishes and reflectances:
  - Ceilings – white 0.8
  - Walls – white 0.8
  - Floors – light wood flooring 0.4

## 6. RESULTS OF TECHNICAL STUDY

6.1 We have tested all habitable rooms in the Proposed Accommodation from lower ground to second floor levels, including all bedrooms, combined living/kitchen/dining rooms (LKDs) and the studio room at lower ground level. Rooms with multiple uses, including LKDs and studios have been tested at the higher 200 lux target. However, the BRE acknowledges that if these spaces are mainly used as a living room or dining room, then 150 lux could be considered a more reasonable benchmark.

6.2 The tests have been undertaken in accordance with the BRE Guidelines.

### **Daylight within new development**

6.3 The daylight availability within the proposed habitable rooms has been calculated in accordance with the target illuminance method. The results for the proposed habitable rooms tested are shown in the table at Appendix A (along with the relevant target for the room use concerned) and on the room layout drawings at Appendix B.

6.4 The results of the target illuminance assessment show that 12 of the 12 tested rooms (100%) would either meet or exceed the BRE's recommended lux targets even when considering the multi-use rooms at the higher lux targets. Ten of the rooms will achieve their specific lux targets to over 90% of their room areas and therefore be very well daylight. The remaining two rooms, although situated at lower-ground level, will nonetheless meet the BRE's daylight guidelines, reflecting the high quality of the proposed design.

6.5 All future occupants will therefore have access to well-daylit rooms which achieve full compliance with the BRE's numerical guidelines for Target illuminance.

### **Sunlight within new development**

6.6 We have tested all of the bedrooms, LKDs and lower ground studio within the proposed development for sunlight exposure. The sunlight results for the rooms tested are given in the table at Appendix B. As advised by the BRE Guidelines, these are room-based aggregate figures taking account of sunlight available to all windows, where they are served by more than one.

6.7 Generally, the BRE Guidelines recommend that at least one habitable room, should achieve at least the minimum criterion (1.5 hours of sunlight on March 21st). It further notes that the criterion applies to rooms of all orientations, although if a room faces significantly north of due east or west, it is unlikely to be met.

- 6.8 All 12 rooms have been assessed from first to third floors, and 9 of these rooms (75%) adhere to guidelines. Two of the rooms which fall short are north-facing bedrooms which are considered to be 'less important' from a sunlight perspective than main living rooms. The only other room that does not fully meet the guidelines is the studio room located on the lower ground level, which is typical for units situated on the lowest floors where there is a degree of existing obstruction.

## 7. SUMMARY AND CONCLUSION

- 7.1 Anstey Horne has undertaken a daylight and sunlight assessment associated with the Proposed Accommodation of 57 The Broadway, Haywards Heath. There are no mandatory standards for daylight or sunlight provision within dwellings. Local Policy and wider National policy seeks to provide good living conditions for new developments, including the provision of adequate daylight and sunlight within dwellings.
- 7.2 We assessed daylight and sunlight to all habitable rooms from lower-ground to second floor level. The tests were undertaken in accordance with the BRE Guidelines.
- 7.3 The daylight results indicate that all 12 rooms tested (100%) would achieve illuminance levels that meet or exceed the minimum suggested guidelines as set out by the BRE and therefore future occupants will benefit from very good access to daylight amenity.
- 7.4 With regard to sunlight, 9 of the 12 tested rooms (75%) adhere to guidelines for sunlight exposure. Where rooms do fall short, this is either due to their north-facing orientation or location on the lower levels of the building where direct sunlight will naturally be harder to come by
- 7.5 In conclusion, the layout of the Proposed Accommodation follows the BRE guidelines and future occupants will benefit from very good access to daylight and sunlight within the scheme.



.....  
30<sup>th</sup> March 2026

# APPENDICES

## APPENDIX A

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### TARGET ILLUMINANCE TABLE

Target Illuminance

PARAMETERS:

Reflectances  
Internal Ceiling: 0.8  
Internal Wall: 0.8  
Internal Floor: 0.4  
Surrounding: 0.2

| Floor Ref    | Room Ref | Room Attribute | Property Type | Room Use | Room Area m2 | Effective Area | Area Meeting Req Lux | % of Area Meeting Req Lux |
|--------------|----------|----------------|---------------|----------|--------------|----------------|----------------------|---------------------------|
| Proposed     |          |                |               |          |              |                |                      |                           |
| Lower Ground | R1       | Flat 1         | Residential   | LKD      | 28.63        | 21.34          | 21.34                | 100%                      |
|              | R2       | Flat 1         | Residential   | Bedroom  | 11.67        | 7.84           | 7.84                 | 100%                      |
|              | R3       | Flat 1         | Residential   | Bedroom  | 11.67        | 7.84           | 5.13                 | 65%                       |
|              | R4       | Flat 2         | Residential   | Studio   | 27.77        | 21.45          | 10.63                | 50%                       |
| Ground       | R1       | Flat 3         | Residential   | LKD      | 26.13        | 20.35          | 20.35                | 100%                      |
|              | R2       | Flat 3         | Residential   | Bedroom  | 13.80        | 9.50           | 9.50                 | 100%                      |
| 1st Floor    | R1       | Flat 4         | Residential   | Bedroom  | 12.42        | 8.55           | 7.88                 | 92%                       |
|              | R2       | Flat 4         | Residential   | Bedroom  | 14.40        | 10.00          | 10.00                | 100%                      |
|              | R3       | Flat 4         | Residential   | LKD      | 21.99        | 16.43          | 16.43                | 100%                      |
| 2nd Floor    | R1       | Flat 5         | Residential   | Bedroom  | 12.42        | 8.55           | 8.26                 | 97%                       |
|              | R2       | Flat 5         | Residential   | Bedroom  | 14.40        | 10.00          | 10.00                | 100%                      |
|              | R3       | Flat 5         | Residential   | LKD      | 22.36        | 16.46          | 16.46                | 100%                      |

**APPENDIX B**

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**SUNLIGHT EXPOSURE TABLE**

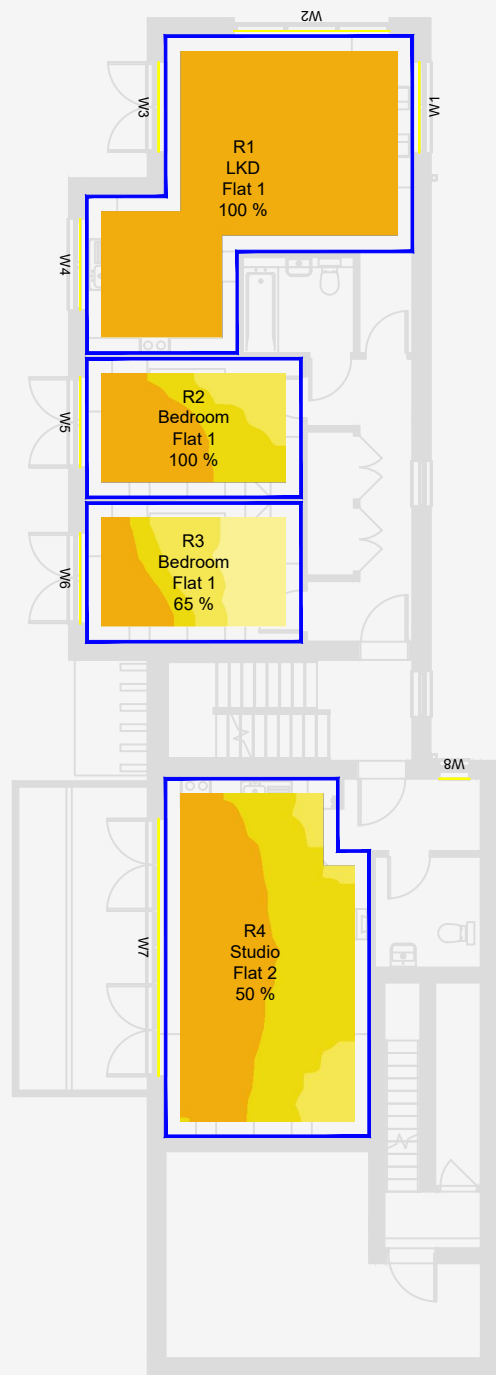
Sunlight Exposure

| Floor Ref    | Room Ref | Room Attribute | Property Type | Room Use | Window Ref | Window Orientation | Proposed Sunlight Exposure (Hours) |
|--------------|----------|----------------|---------------|----------|------------|--------------------|------------------------------------|
| Proposed     |          |                |               |          |            |                    |                                    |
| Lower Ground | R1       | Flat 1         | Residential   | LKD      | W1         | 21°N               | 0.0                                |
|              |          |                |               |          | W2         | 291°N              | 2.4                                |
|              |          |                |               |          | W3         | 201°               | 5.5                                |
|              |          |                |               |          | W4         | 201°               | 5.4                                |
|              | R2       | Flat 1         | Residential   | Bedroom  | W5         | 201°               | 3.0                                |
|              | R3       | Flat 1         | Residential   | Bedroom  | W6         | 201°               | 2.0                                |
|              | R4       | Flat 2         | Residential   | Studio   | W7         | 201°               | 0.0                                |
|              |          |                |               |          | W8         | 291°N              | 0.0                                |
| Ground       | R1       | Flat 3         | Residential   | LKD      | W1         | 291°N              | 2.4                                |
|              |          |                |               |          | W2         | 201°               | 1.7                                |
|              | R2       | Flat 3         | Residential   | Bedroom  | W3         | 291°N              | 0.9                                |
|              |          |                |               |          | W4         | 201°               | 1.7                                |
| 1st Floor    | R1       | Flat 4         | Residential   | Bedroom  | W1         | 291°N              | 0.0                                |
|              | R2       | Flat 4         | Residential   | Bedroom  | W2         | 291°N              | 1.9                                |
|              |          |                |               |          | W3         | 201°               | 4.1                                |
|              | R3       | Flat 4         | Residential   | LKD      | W4         | 201°               | 4.8                                |
|              |          |                |               |          | W5         | 156°               | 4.0                                |
|              |          |                |               |          | W6         | 111°               | 4.0                                |
|              |          |                |               |          | W7         | 66°N               | 0.3                                |
|              |          |                |               |          | W8         | 111°               | 3.8                                |
| 2nd Floor    | R1       | Flat 5         | Residential   | Bedroom  | W1         | 291°N              | 0.0                                |
|              | R2       | Flat 5         | Residential   | Bedroom  | W2         | 291°N              | 1.9                                |
|              |          |                |               |          | W3         | 201°               | 4.1                                |
|              | R3       | Flat 5         | Residential   | LKD      | W4         | 201°               | 4.8                                |
|              |          |                |               |          | W5         | 111°               | 3.9                                |
|              |          |                |               |          | W6         | 111°               | 3.6                                |

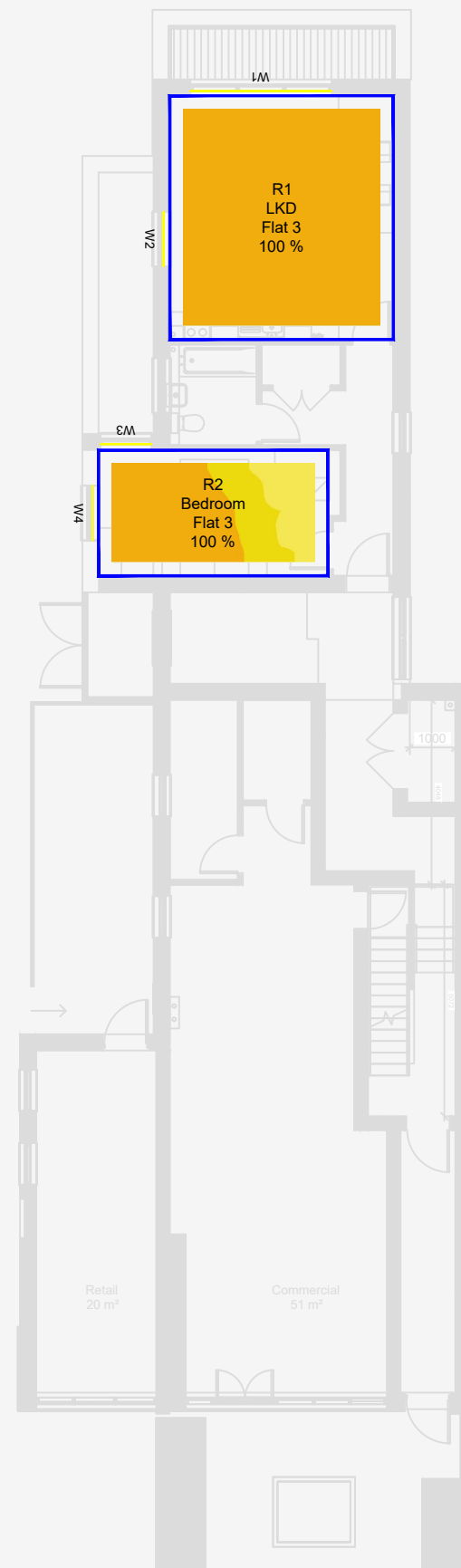
## APPENDIX C

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### LAYOUT PLANS WITH TARGET ILLUMINANCE RESULTS



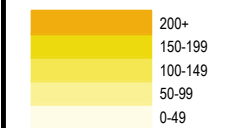
LOWER GROUND



GROUND

LEGEND:

TI - LUX LEVELS PER (50%) ANNUAL HOURS



SOURCES OF INFORMATION:

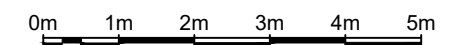
EXISTING, SURROUNDING & ANALYSED BUILDINGS

LIDAR AND OS MAP  
Received on 05/11/25

Site and aerial photos.

PROPOSED BUILDINGS

ECE ARCHITECTURE  
Received on 26/01/26



PROJECT INFORMATION:

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CLIENT: ROBLEWOOD ESTATES

PROJECT TITLE: 57 THE BROADWAY  
HAYWARDS HEATH  
RH16 3AS

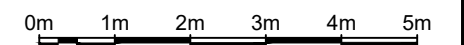
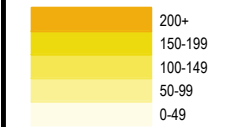
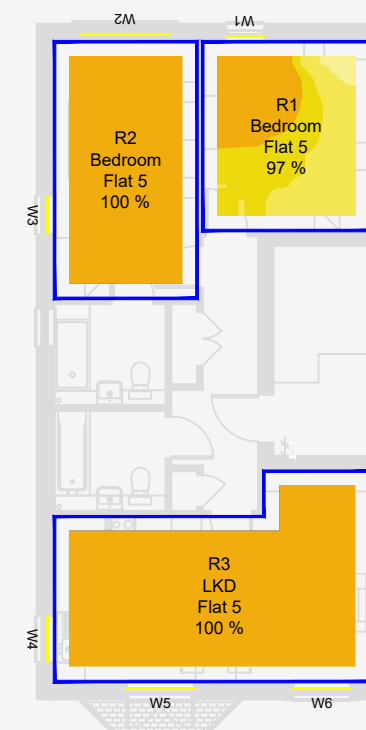
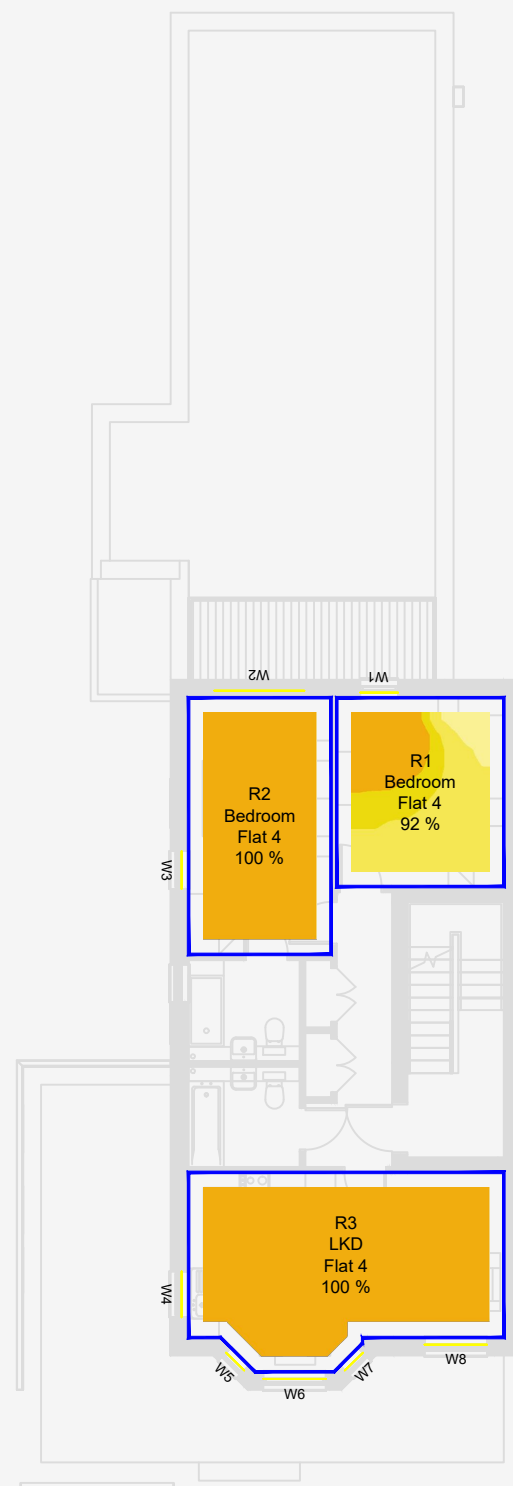
SCHEME REF: SCHEME RECEIVED: 26/01/26

DRAWING TITLE: TARGET ILLUMINANCE  
INTERNAL FLOOR LAYOUTS  
PROPOSED SCHEME

LEAD: / UPDATED: AH/AK DATE: 12/02/26 SCALE: 1:100 A3

PROJECT No: RELEASE No: VERSION No: DRAWING No:  
ROL01830\_R03\_V01\_ 601-01

Daylight & Sunlight



LONDON

BIRMINGHAM

BRISTOL

BRIGHTON

CARDIFF

LEEDS

MANCHESTER

NORWICH

PLYMOUTH

Rights of light

Party wall

Building surveying

Fire engineering

Project & cost  
Management

Building safety