
Sunlight Report Catherine Whitby

8 Ockley Lane



13th August 2025



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Project: 8 Ockley Lane, Keymer, Hassocks, BN6 8BA

Document Title: Sunlight Report

Date: 13th August 2025

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About MES Building Solutions

MES Building Solutions (MES) is an established consultancy practice specialising in providing building solutions throughout the UK.

We offer a full range of services for both residential and commercial buildings from small individual properties through to highly complex mixed use developments.

We are an industry leader in delivering a professional, accredited and certified service to a wide range of clients including architects, developers, builders, housing associations, the public sector and private householders.

Employing highly qualified staff, our team comes from a variety of backgrounds within the construction industry with combined knowledge of building design, engineering, assessment, construction, development, research and surveying.

MES Building Solutions maintains its position at the forefront of changes in building regulations as well as technological advances. Our clients, large or small are therefore assured of a cost effective, cohesive and fully integrated professional service.

About the Authors

Chris Jones a Director at MES Building Solutions. Chris has a Masters Degree in Energy Efficient & Sustainable Building, as well as an Honours degree in Mechanical Engineering. Chris has over 20 years' experience in providing sustainable building solutions and assists the Neighbourly Matters team at MES. He undertakes daylighting, sunlight and shadow cast analysis for planning applications. Chris is also a qualified BREEAM and Code for Sustainable Homes assessor and has worked with some of the UK's top developers, as well as housing associations and local authorities.

Andrew Pickersgill is an Associate member of the Royal Institution of Chartered Surveyors and leads our neighbourly matters team. He has a BSc (Hons) degree in Building Surveying. Andrew undertakes daylighting, sunlight and shadow analysis for planning applications. He is also involved in party wall issues and carries out other building surveying services for our clients.

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1.0 Executive Summary

We have carried out calculations following guidance in Site Layout Planning for Daylight & Sunlight (SLPDS), PJ Littlefair et al 2022 to ascertain the impact of the proposed side and rear extensions to 8 Ockley Lane, Keymer, Hassocks, BN6 8BA, on the sunlight provision enjoyed by windows to the neighbouring property at 10 Ockley Lane.

On this occasion, a daylight impact assessment of the proposed extensions has already been conducted by others.

We have assessed the effect on measured annual probable sunlight hours enjoyed by the windows of 10 Ockley Road due to the proposed works at 8 Oakley Road, following the guidance provided by the BRE. The results of our analysis show that although there will be a reduction in sunlight provision as a result of the proposed extensions, sunlight provision will remain comfortably above the minimum levels recommended by the BRE.

Therefore, in our opinion the proposals accord fully with the intent and context of the planning guidance in this case. We have provided further details of the methodology used and a full breakdown of the results of our analysis in the following report.

2.0 Introduction

The purpose of this report is to assess the impact of the proposed side and rear extensions to 8 Ockley Lane, Keymer, Hassocks, BN6 8BA, on the sunlight provision enjoyed by windows to the neighbouring property at 10 Ockley Lane.

This report considers the sunlight issues against the criteria set out for national guidance in the following publications:

- Site Layout Planning for Daylight & Sunlight (SLPDS), PJ Littlefair et al 2022 published by the BRE (Building Research Establishment).

The SLPDS is the culmination of research undertaken by the BRE to determine whether or not a new development will adversely affect the light to nearby properties. The BRE tests are approved by the Department of the Environment and are widely used by local authorities when deciding on development applications.

- BS 8206-2- Code of practice for skylighting.

There are no minimum mandatory requirements for daylight and sunlight in Building Regulations for England & Wales but the guidance set out in SLPDS is widely accepted as the approved methodology when calculating sunlight & skylight.

3.0 Planning Policy

3.1 National Planning Policy

The national Planning Policy Framework (Department for Levelling Up, Housing & Communities December 2024) makes little direct reference to Daylight & Sunlight However, in Section 11 (Making effective use of land), paragraph 124 states:

“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.”

Section 11 continues in paragraph 130c:

“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 day-light and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the re-sulting scheme would provide acceptable living standards).”

3.2 Mid Sussex District Plan 2014-2031

DP26: Character and Design

Strategic Objectives: 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; 12) To support sustainable communities which are safe, healthy and inclusive; and 14) To create environments that are accessible to all members of the community..

Evidence Base: CABE Good Practice Guidance.

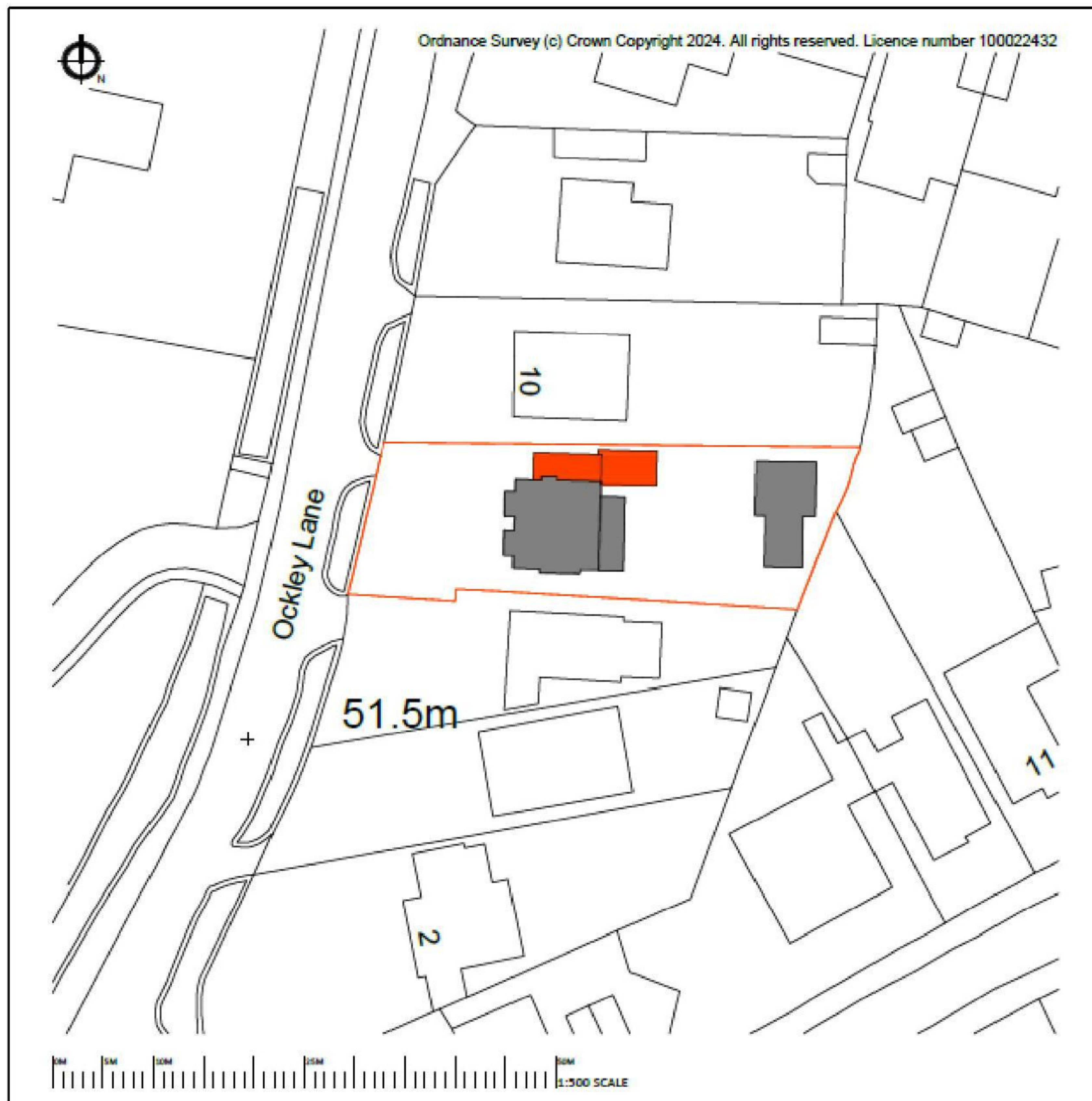
All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- is of high quality design and layout and includes appropriate landscaping and greenspace;
- contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;
- protects open spaces, trees and gardens that contribute to the character of the area;
- protects valued townscapes and the separate identity and character of towns and villages;
- does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;
- positively addresses sustainability considerations in the layout and the building design;
- take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;
- optimises the potential of the site to accommodate development.

4.0 Description of Development

The scheme comprises of a two storey side extension and a single storey rear extension to the existing residential property at 8 Ockley Lane, Keymer, Hassocks, BN6 8BA.

The property is located on the east side of Ockley Lane and is situated in the middle of a row of residential properties of various size on this part of the lane which runs between Newlands Close and Churchmead. The proposed side extension will be directly adjacent to the flank wall of 10 Ockley Lane, which neighbours the site to the north and has a number of windows directly facing the shared boundary.



Proposed Site Location Plan

5.0 Assessment Process

The SLPDS describes the parameters to be assessed in order to measure the impact of the proposed new building on Sunlight availability to the key adjacent properties. The parameter to be assessed to establish the impact to sunlight provision to existing neighbouring windows is Annual Probable Sunlight Hours (APSH).

The BRE's guidance states that windows serving living rooms, kitchens and bedrooms should be assessed in residential properties. In non-domestic buildings, windows serving rooms where occupants 'have a reasonable expectation of daylight' should be assessed. Although these spaces are not defined, examples are given of the type of non-domestic buildings that would normally fall into this category. These include schools, hospitals, hotels and hostels, small workshops and some offices.

As it is difficult to be sure of the specific use of neighbouring spaces, we have taken a view on the relevance of the spaces adjacent to the proposed development. If we have been in any doubt, we have carried out the assessment. However, it should be noted some of the spaces we have assessed could fall outside the test requirement criteria.

It is important to note that the numerical values in the guidance are advisory and different criteria may be used based on the requirements for daylighting in an area viewed against other site layout constraints.

The assessment is based on the following drawings and 3D CAD model provided by Catherine Whitby Architects Ltd:

- 02415 001 Existing Plans Rev A
- 02415 002 Existing Elevations Rev A
- 02415 003 Proposed Ground Floor Plan Rev C
- 02415 004 Proposed First Floor and Block Plans Rev B
- 02415 005 Proposed East and West Elevations Rev A
- 02415 006 Proposed North and South Elevations Rev B
- 02415 007 3D Images
- 02415 Planning.skp

6.0 Sunlight

Available Sunlight Hours

Guidance for minimum sunlight values can be found in Section 3 of Site Layout Planning for Daylight and Sunlight (SLPDS).

Habitable rooms in domestic buildings that face within 90° of due south are tested, as are rooms in non-domestic buildings that have a particular requirement for sunlight.

The recommendations are that applicable windows should receive a minimum of 25% of the total annual probable sunshine hours, to include a minimum of 5% of that which is available during the winter months between 21st September to the 21st March (the approximate dates of the spring and autumn equinoxes).

However if this is not possible (or the amount of sunlight is already reduced because of the effect of existing obstructions) then a further reduction in sunlight availability will be noticeable to an occupier if the total number of sunlight hours is below the target 25% of the total annual probable sunshine hours, to include a minimum of 5% of that which is available during the winter months, and is less than 0.8 times its former value prior to the development.

There is no requirement for windows that face within 90° of due north so windows that fall into this category have not been considered for sunlight calculations.

Available Sunlight Hours Results

Calculations were undertaken in accordance with the planning guidance contained in BRE document 209 'Site Layout Planning for Daylight & Sunlight' - PJ Littlefair et al 2022.

Detailed results are in Appendix 1:

We have assessed seven windows on the south flank wall of 10 Ockley Lane that serve two ground floor rooms and three first floor rooms.

It should be noted that four of the five rooms served by these windows are also served by windows on the front (west) or rear (east) elevation of the property and that the primary windows serving these rooms are on these two elevations. Sunlight provision to the windows on the the east and west elevations will not be significantly affected by the proposed extensions to 8 Ockley Lane, so they are not included in our assessment.

It should also be noted that of the five rooms served by windows on the south, flank elevation, only three are main habitable spaces; the kitchen/dining room and living room at ground floor level and a bedroom at first floor level. The primary windows serving all three of these rooms are on the east and west elevations. The windows included in our assessment are therefore secondary windows serving main living spaces or serve non-habitable rooms.

This having been said, all seven of the windows assessed meet the BRE guidance for sunlight provision and comfortably pass the Annual Probable Sunlight Hours test.

7.0 Notes

This report has been prepared for the use of the Client in support of a planning application. No representation or warranty (expressed or implied) is given to any other parties for any other purpose. Therefore, this report should not be relied upon by any third party for any other use and we accept no liability from the use of this report in any way other than originally intended.

We are not aware of any conflicts of interest between ourselves and any other party concerning this project.



Appendix 1

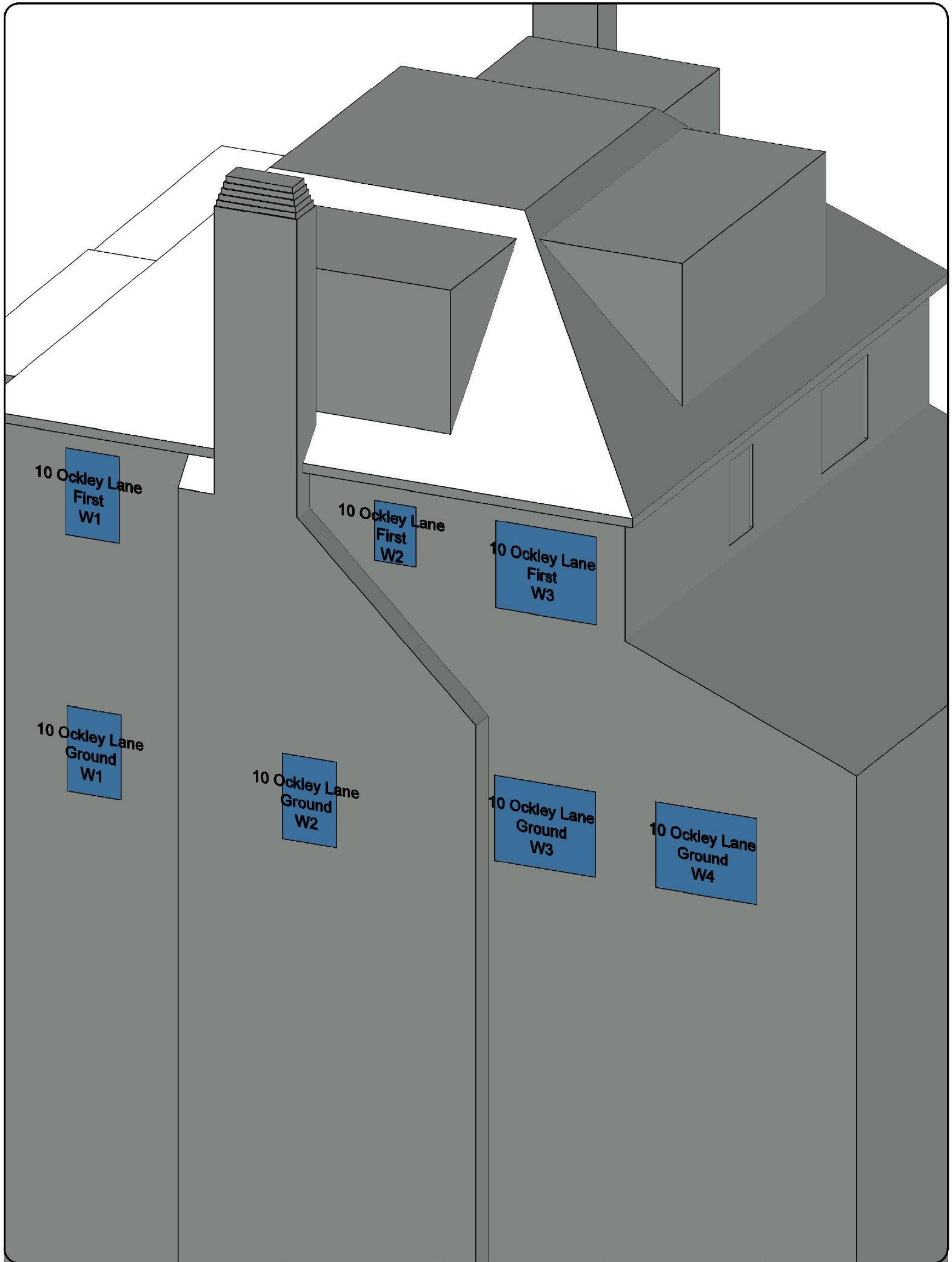
Annual Probable Sunlight Hours Results

Sunlight Assessment (Annual Probable Sunlight Hours) Valid until 31/08/2025											
Individual Window Assessment						Whole Room Assessment					
Annual	Sunlight Retained	Meets BRE Guidance	Winter	Sunlight Retained	Meets BRE Criteria	Total Suns per Room Annual	Sunlight Retained	Meets BRE Guidance	Total Suns per Room Winter	Sunlight Retained	Meets BRE Guidance
10 Ockley Lane											
44.00 36.00 37.00 26.00	82%	YES	0.00 0.00 0.00 0.00	100%	N/A						
						51.00 42.00	82%	YES	0.00 0.00	100%	YES
41.00 28.00 43.00 36.00	68%	YES	0.00 0.00 0.00 0.00	100%	N/A						
						48.00 40.00	83%	YES	0.00 0.00	100%	YES
71.00 69.00	97%	YES	21.00 19.00	90%	YES						
						71.00 69.00	97%	YES	21.00 19.00	90%	YES
71.00 65.00	92%	YES	20.00 14.00	70%	YES						
						71.00 65.00	92%	YES	20.00 14.00	70%	YES
78.00 67.00	86%	YES	22.00 11.00	50%	YES						
						78.00 67.00	86%	YES	22.00 11.00	50%	YES



Appendix 2

Window References



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Cafferata Way
Newark NG24 2TN
01636 653 055
www.mesbuildingsolutions.co.uk

CLIENT:
Catherine Whitby

PROJECT:
8 Ockley Lane

DRAWING TITLE:
Window Labels

DRAWN BY:
NJW
DATE:
13/08/2025

CHECKED BY:
CJ
SCALE:
NTS