

Caroline Grist

From: [REDACTED]
Sent: 03 February 2026 17:00
To: Caroline Grist
Subject: Fwd: Objection to DM/24/3112 - Ludham Farm (Lighting and Change of Use)

[REDACTED]

Dear Ms. Grist,

I am writing to formally object to the planning application at Ludham Farm (DM/24/3112). I live at Leamlands, Cinder Hill Lane, RH17 7BD, which is directly opposite the proposed development. Having reviewed the updated plans and the revised description, I have several major concerns regarding the impact this will have on my home and the local area.

1. Scale of Development and Change of Use

The application asks for a 60m x 30m. This is a massive area nearly 2,000 square meters which is significantly larger than a standard private sandschool. This scale of development feels completely out of place in our part of the High Weald AONB. By covering a natural field with stone and silica sand, the agricultural character of the land is lost. I am concerned that such a professional-sized facility will inevitably lead to commercial use, which Cinder Hill Lane simply cannot handle in terms of traffic and noise.

2. Light Pollution in a Dark Sky Area

Light Pollution in a Dark Sky Area The plan for six 5.8m high light poles is the most concerning aspect of this proposal. I wish to strongly echo the objection raised by the Horsted Keynes Parish Council as they correctly identified, this lighting is in direct conflict with the Horsted Keynes Neighbourhood Plan regarding light pollution and the preservation of our specific rural character. Because Ludham Farm sits on a slope directly above my property, these 5.8m poles will sit high above the natural treeline and boundary hedges. The technical specifications (LTEF300CW) show these are 300W LED floodlights with a 120-degree beam spread. This wide-angle glare is a direct violation of "Dark Skies" policies and the Institute of Lighting Professionals (ILP) Guidance Note 1 for "Zone E1" (Natural/Dark rural areas). A 120-degree beam is exceptionally wide, it will not be contained within the arena, but will spill directly across the lane into my property's windows and adjoining land

The applicant has provided a manufacturer's spec sheet but has not provided a professional Lux Plot or Isolux Diagram. Without this, the Council cannot accurately assess the level of light trespass into the surrounding rural area or residential properties. I also note the ecology consultation mentions that "cowls and baffles" are often ineffective with modern LED lenses, therefore, these wide-angle beams will be far more destructive to the landscape and local wildlife than a professional, narrow-beam system would be.

3. Impact on Wildlife

I have noted the "Holding Objection" from Place Services regarding protected bat species. As a direct neighbor, I am well aware of the abundance of wildlife in these fields, including bats, owls, and deer. Introducing high-powered, industrial-scale floodlights into this dark corridor will disrupt foraging and flight paths. The current proposal offers no meaningful mitigation for this ecological harm.

Conclusion

The proposed development, by virtue of its scale and the industrial nature of the lighting, represents an unacceptable intrusion into the High Weald AONB. It fails to meet the requirements of the Mid Sussex District Plan and the Horsted Keynes Neighbourhood Plan.

I urge the Council to refuse the lighting element of this application entirely. However, should the Council be minded to grant permission, it is essential that the following robust conditions are applied to protect the residential amenity of Leamlands and surrounding properties:

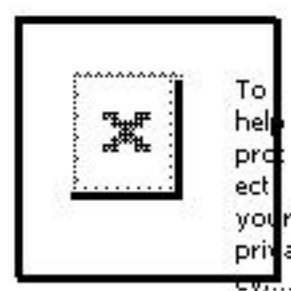
- A legal restriction to private use only, with no commercial training or events permitted.
- A strict 7:00 PM curfew for all external lighting to protect the dark-sky character of the area.
- A requirement for a complete redesign of the lighting, using low-profile poles and narrow-beam, fully cowled units to prevent lateral light spill across Cinder Hill Lane.

Finally, I request that the Case Officer conducts a site visit from the vicinity of Leamlands during the late afternoon and early evening to assess the impact of the local topography and to understand how these high-powered lights, positioned on an elevated slope, will dominate the dark-sky landscape and cause unacceptable glare to Leamlands and neighbouring properties.

Attached are photos demonstrating view of proposed area from Leamlands

Yours sincerely,

Leamlands, Cinder Hill Lane, Horsted Keynes, RH17 7BD



Photos.zip