

Katherine Williams

From: [REDACTED]
Sent: 27 August 2026 20:03
To: Katherine Williams
Cc: Horsted Keynes Parish Clerk
Subject: Site SA29 lighting objection

[REDACTED]

Dear Planning Officer,

I am writing to formally object to the proposed external lighting scheme submitted by Macar Developers in connection with the 30-dwelling development at Hamsland, Horsted Keynes (Site SA29, land south of St Stephen's Church).

I understand that the proposed external lighting was not included within the original planning permission for the development and is now being brought forward separately. Given the significant implications for the character of the village and its established dark-sky environment, I believe the proposal requires particularly careful consideration.

My objection is based on the following grounds:

1. Conflict with the Horsted Keynes Neighbourhood Plan – Policy HK13: Light Pollution

Policy HK13 specifically seeks to minimise light pollution arising from new development. Where lighting of public places is proposed, the policy requires it to be demonstrated that the lighting is necessary for public safety, with appropriate measures to minimise light pollution.

Horsted Keynes has historically been an unlit village, and I do not believe that sufficient evidence has been provided to demonstrate that the proposed street lighting is genuinely necessary for public safety or that the potential impacts of the lighting have been adequately assessed and minimised.

I would therefore ask the Council to require the applicant to clearly demonstrate the necessity for the proposed lighting, including the specific safety justification, lighting levels, operating hours, light spill and the measures proposed to prevent unnecessary illumination.

2. The established character of Horsted Keynes

Horsted Keynes is notable for having no conventional street lighting. This is an important and distinctive characteristic of the village and contributes significantly to its rural character and sense of place.

Introducing street lighting as part of this development would therefore represent a significant change from the established character of the village. It would also create an unwelcome precedent for future developments and could potentially lead to pressure for street lighting elsewhere in the parish.

There have already been previous requests for additional lighting in the village which have not been supported by the Parish Council. Approving lighting at Hamsland could effectively undermine that longstanding approach and encourage further requests for lighting in other currently unlit areas.

The cumulative effect could be a substantial and irreversible change to the character of Horsted Keynes after dark.

3. The High Weald National Landscape and protection of the dark-sky environment

Horsted Keynes lies within the High Weald National Landscape (formerly the High Weald AONB), an area afforded a high level of protection for its landscape and scenic beauty.

The Horsted Keynes Neighbourhood Plan recognises the importance of the area's dark skies and seeks to protect them from unnecessary artificial illumination. The Council's own supporting documentation confirms that Policy HK13 was introduced specifically to limit the impact of artificial light on the local dark-sky environment.

National planning policy also gives great weight to conserving and enhancing landscape and scenic beauty in protected landscapes.

The introduction of permanent street lighting into an otherwise unlit rural village should therefore be considered carefully in terms of its visual and environmental impact, particularly when viewed cumulatively with any future development.

4. Impact on wildlife and the surrounding natural environment

Artificial lighting can have impacts on nocturnal wildlife, including bats and other species.

I would therefore ask the Council to establish whether the proposed lighting has been adequately assessed in relation to local habitats and protected species, and whether Policy HK10 of the Horsted Keynes Neighbourhood Plan and the proximity of the Ashdown Forest SPA/SAC are relevant considerations.

If the lighting proposal was not assessed as part of the original planning permission, I would ask the Council to ensure that these potential environmental impacts are properly considered before any approval is given.

5. Impact on neighbouring residential properties

The proposed development is directly opposite my property. The introduction of permanent external lighting would inevitably alter the existing night-time environment and has the potential to result in light intrusion into neighbouring homes and gardens.

This is particularly relevant during warmer weather when windows may need to remain open overnight and curtains may not always be closed. Direct or reflected light from the proposed development would therefore have a noticeable impact on residential amenity.

I do not believe that the impact on existing neighbouring properties should be overlooked simply because the lighting is associated with a new residential development.

6. Departure from the originally approved scheme

Finally, I would ask Mid Sussex District Council to clarify the planning status of this proposal and whether the introduction of street lighting represents a material change from the development that was originally approved.

If the lighting was not part of the original permission, I would ask the Council to ensure that the proposal is assessed through the appropriate planning process and against the policies of the now-adopted Horsted Keynes Neighbourhood Plan.

For all of the reasons above, I respectfully request that the proposed external lighting is refused unless the applicant can demonstrate a clear and evidenced public-safety necessity and that the lighting can be provided without causing unacceptable harm to the character of Horsted Keynes, its dark-sky environment, wildlife or neighbouring residential amenity.

This is not simply an objection to lighting in isolation. The proposal would introduce a fundamentally different approach to street lighting in a village which has historically remained unlit. I believe the decision could therefore have implications well beyond this individual development and could set an important precedent for the future character of Horsted Keynes.

I therefore formally object to the proposed external lighting scheme and ask that this representation is taken fully into account when the application is determined.

Yours sincerely,


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