

Peter Davies

From: [REDACTED]
Sent: 01 September 2026 10:00
To: planninginfo
Subject: Re: St Stephen's Field, Hamsland – formal objection to proposed street and external lighting

[REDACTED]

Hi Peter,
Apologies, I've pasted in the text below.
Many thanks,
Simon

Dear Katherine,

I am writing to register my strong objection to the proposed street and external lighting associated with the St Stephen's Field development at Hamsland.

My concern is very simple: **Horsted Keynes has never had street lighting, and there is no good reason to introduce it now.**

This is an ancient rural village with origins going back well over a thousand years. It is recorded in the Domesday Book and has existed for all that time without street lamps, illuminated estate roads or the suburban infrastructure that is now apparently being proposed for this development.

That is not an accident or an omission. It is part of the character of Horsted Keynes.

People who live here understand that rural roads are dark at night. They walk with torches, drive accordingly and accept that living in a village like this is different from living in a town or suburban estate. That is part of the appeal of the place, and part of what local planning policy is supposed to protect. It's a big part of the reason we moved here.

I therefore struggle to understand why the arrival of new houses should suddenly create a perceived need for street lighting where none has existed before.

The development should fit into Horsted Keynes. **Horsted Keynes should not be altered to fit the development.**

The proposal for illuminated bollards along the roads and access route is particularly concerning. Once installed, this would establish a permanently lit enclave within an otherwise dark rural landscape. The cumulative effect of multiple bollards, together with external lighting on each dwelling, would be to create a visible pool of artificial light in an area that is currently characterised by darkness.

This would be entirely contrary to both the letter and spirit of the Horsted Keynes Neighbourhood Plan and the wider dark-sky principles applying to the High Weald National Landscape.

The village has expressly chosen to protect its dark skies. Those dark skies are not some incidental amenity. They are part of the landscape, part of the village's rural identity and part of the reason people choose to live here.

What concerns me most is the apparent assumption that a modern housing development somehow requires lighting because modern developments elsewhere tend to have it.

That is precisely the wrong approach in a place like Horsted Keynes.

If a developer chooses to build within a historic, unlit rural village, the starting point should be that the development adopts the characteristics of that village. It should not import suburban standards and then expect the surrounding environment to accommodate them.

There is also a very obvious point here. Existing residents use the surrounding roads and lanes every day without street lighting. The roads around Hamsland are unlit. Horsted Keynes is unlit. Generations of residents have lived with this perfectly successfully. To get to these houses, nothing is lit.

If the roads outside the development do not need lighting, there is no credible justification for claiming that the roads inside the development suddenly do.

And if future residents are uncomfortable living somewhere without street lighting, then a rural village such as Horsted Keynes may simply not be the right place for them.

That may sound firm, but I think it is an important principle. We should not gradually urbanise villages in order to remove every feature of rural life that a new resident might find unfamiliar.

Darkness is one of those features.

I am also concerned about precedent. If you introduced lighting here, it becomes much harder you to resist similar proposals on future developments. That is how villages become suburbanised like all the other cookie cutter suburban developments: not through one dramatic decision, but through a series of apparently small concessions.

Horsted Keynes has resisted street lighting for generations. There is no compelling reason why this development should be treated differently.

I would therefore ask MSDC to require the developer to remove the proposed illuminated bollards and any other unnecessary permanent external lighting from the scheme.

I would also ask that any house-mounted external lighting is tightly controlled so that the development does not become a source of cumulative light pollution through bright, permanently illuminated fittings.

More broadly, I would ask MSDC to apply a very clear principle here:

New development in Horsted Keynes should respect the existing unlit character of the village.

The burden should not be on local residents to explain why darkness should be retained. The burden should be on the developer to explain why a village that has existed without street lighting for more than a thousand years suddenly needs it because a few new houses are being built.

I would be grateful if you could confirm what action MSDC can take to remove the proposed street lighting from the scheme and ensure that the development remains consistent with the dark, rural character of Hamsland and Horsted Keynes, the Horsted Keynes Neighbourhood Plan and High Weald planning guidance.

Please also treat this email as a formal objection to any outstanding application, condition discharge, reserved-matters approval or other decision relating to external lighting on this site.

Horsted Keynes does not need street lighting. It has never needed street lighting. There is no reason to start introducing it now.

Kind regards,

[REDACTED]
Hamsland Dairy

Lewes Road

RH17 7DY

Sent from [Outlook for iOS](#)

From: planninginfo <planninginfo@midsussex.gov.uk>

Sent: Tuesday, 01 September 2026 09:54:46

[REDACTED]
Subject: RE: St Stephen's Field, Hamsland – formal objection to proposed street and external lighting

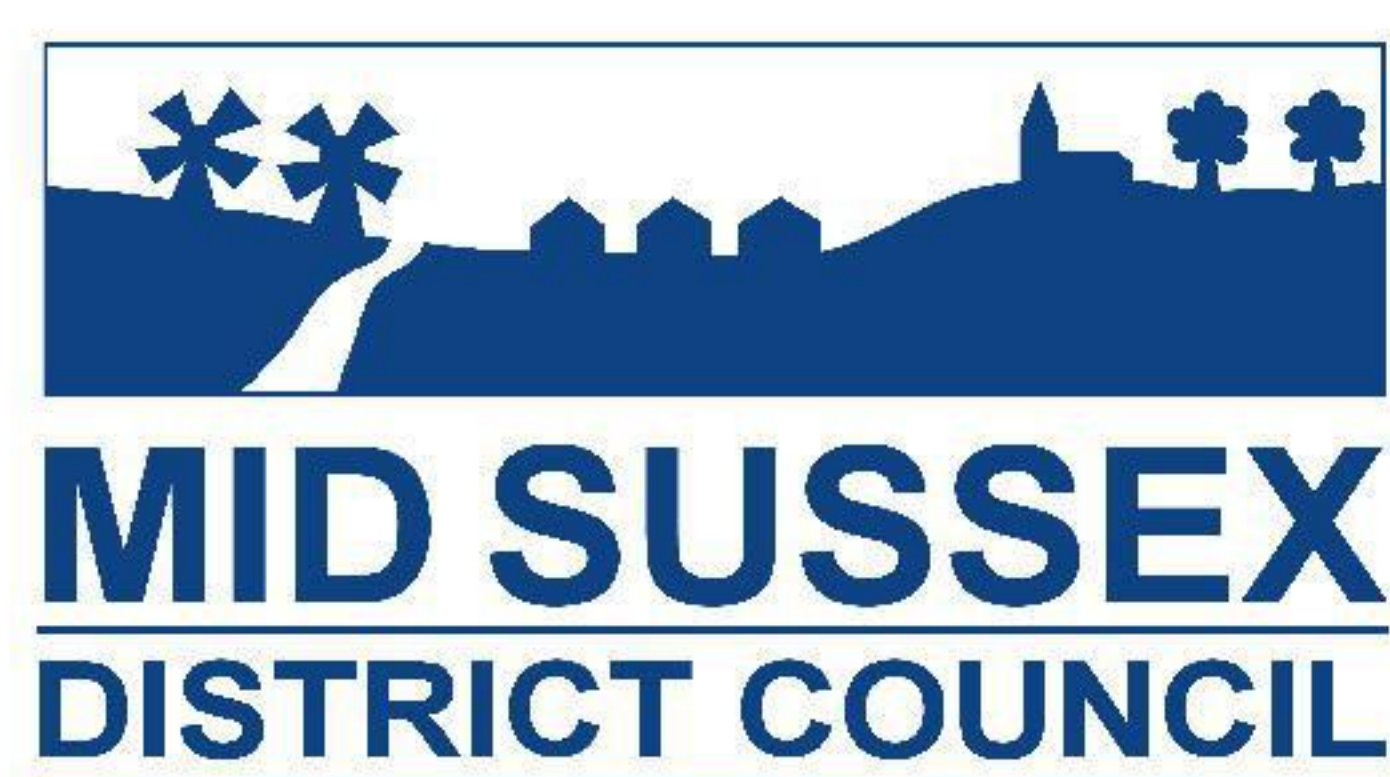
Dear Simon,

Thank you for your email. However, the email only contains the out of office and no objection letter. Please can you resend in a new email, and I can save the comments to the case file.
Please make sure to include your address and then your name and email address will be redacted.

Kind regards

Peter

Peter Davies
Trainee Planning officer
Mid Sussex District Council
planninginfo@midsussex.gov.uk
www.midsussex.gov.uk



Working together for a better Mid Sussex

[REDACTED]
Sent: 01 September 2026 08:23

To: Katherine Williams <katherine.williams@midsussex.gov.uk>; planninginfo <planninginfo@midsussex.gov.uk>

Subject: Fw: St Stephen's Field, Hamsland – formal objection to proposed street and external lighting

[REDACTED]
Hi Planning Info,

I'm sharing this in Katherine's absence.

Thank you,
Simon Jones

Sent from [Outlook for iOS](#)

From: Katherine Williams <katherine.williams@midsussex.gov.uk>

Sent: Tuesday, 01 September 2026 08:20:53

Subject: Automatic reply: St Stephen's Field, Hamsland – formal objection to proposed street and external lighting

I am currently out of the office and will return on 7th September 2026.

Our website www.midsussex.gov.uk has lots of information about our services in the meantime. If urgent and in my absence, please contact the Development Management Team on 01444 477566 or email on planninginfo@midsussex.gov.uk

If you are requesting information under the Freedom of Information Act, the Environmental regulations or the Data Protection Act, please redirect your e mail to foi@midsussex.gov.uk Any statutory timeframe for a response will not commence until the request is received by the alternative contact.

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