

Katherine Williams

From: [REDACTED]
Sent: 26 August 2026 12:21
To: Katherine Williams
Cc: Horsted Keynes Parish Clerk
Subject: DM/26/1689 Discharge of Condition 24 Relating to External Lighting at Land South of St Stephen's Church

[REDACTED]

Dear Ms Williams,

I am writing regarding the proposed external lighting scheme put forward by Macar Developers for the 30-dwelling development at Hamsland, Horsted Keynes (site SA29, land south of St Stephen's Church). I understand this lighting was not included in the original planning permission for the site and is now being brought forward as a separate or amended proposal.

I wish to formally object to the introduction of this lighting on the following grounds:

1. Conflict with the Horsted Keynes Neighbourhood Plan: Policy HK13 (Light Pollution) requires any development proposing external lighting to demonstrate that it is genuinely needed for operational or safety reasons, that light spillage beyond the site is eliminated or minimised through timing controls, shielding and orientation, and that there is no adverse impact on nearby residential properties. As things stand, I do not believe sufficient evidence has been provided to meet these tests.
2. Character of the village: Horsted Keynes has no existing street lighting, a feature explicitly recognised in the Neighbourhood Plan as contributing to the village's rural character, which residents wish to retain. Introducing lighting at Hamsland would be materially out of keeping with this established character. There have already been prior requests for lighting turned down by the Parish Council over the years and this would set an unwelcome precedent for future developments in the parish as well as reopening old requests. It could very much be the trigger that launches considerable unwelcome changes to light in the village.
3. High Weald AONB and dark skies: The parish lies wholly within the High Weald Area of Outstanding Natural Beauty, which the Neighbourhood Plan notes retains some of the darkest skies in the South East of England. National policy (NPPF paragraph 176) requires great weight to be given to conserving the landscape and scenic beauty of AONBs, and this should extend to protecting the night-time environment from unnecessary illumination.
4. Departure from what was originally permitted: I would ask for clarification from Mid Sussex District Council on whether this represents a departure requiring a fresh application, and whether Policy HK10 (protection of natural habitats, including the adjacent Ashdown Forest SPA/SAC) has any bearing given the potential effect of artificial light on nocturnal wildlife.

I therefore lodge this formal objection with MSDC.

Yours sincerely,

[REDACTED]
Orchard House, Wyatts Lane, Horsted Keynes Sent from my iPad