

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 27 September 2025 12:45:30 UTC+01:00  
**To:** "Planning" <planning@horsham.gov.uk>  
**Subject:** Comments for Planning Application DC/25/1395  
**Categories:** Comments Received

## Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 27/09/2025 12:45 PM.

### Application Summary

Address:	Limeburners Caravan Site Lordings Road Newbridge West Sussex RH14 9JA
Proposal:	Siting of 24No. single-storey static homes for permanent year-round residential use (Use Class C3).
Case Officer:	Hannah Darley

[Click for further information](#)

### Customer Details

Address:	Mouse Meadows Lordings Road Billingshurst
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### Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none"><li>- Design</li><li>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul>
Comments:	I am writing on to register our strong objection to the proposed change of use of the Limeburners to accommodate 24 permanent residential static caravans. We urge the Council to refuse this application on the grounds that it is fundamentally incompatible

with local and national planning policy, the rural character of the area, existing infrastructure capacity, and environmental constraints.

This would amount to allowing change of use for 24 permanent residences, a substantial departure from the site's original use as a touring campsite, precisely the kind of change the initial restriction was designed to avoid.

Planning permission (BL/97/97) was approved in 1997 for the use of the land as a caravan and campsite, shows the change of use from year round use for a maximum of 28 days, changing to year round use. The site is not designed for 24 static homes, previously being a site for touring caravans and tents, with the later inclusion of self sufficient shepherd huts.

The site remains water logged over the winter and there is not proper drainage in place which then seeps to the road and surrounding areas. The site is a habit for birds, bats, and other animals such as voles and mink, the site is close to the canal which floods in the winter creating a wetlands area for emigrating wildlife.

Traffic is a concern to the public, since the Limeburners pub closed cars seem to have increased in speed, which means pulling out from residential homes has become very dangerous especially with the twists and turns of the road.

The land of the Limeburners sits adjacent to Guildenhurst manor and other residential homes where an increase of traffic movements (24 homes likely to include a MINIMUM of 24 vehicles) throughout the year- foggy conditions, low light conditions etc could create a hazard to residents along with traffic which often uses the road as a bypass.

The Limeburners is a listed building of which policy 34 "the council will sustain and enhance its historic environment through positive management of development affecting heritage assets" The outbuilding at the pub has already been damaged whilst the owner has been felling many of the trees which fall within the curtilage of the property. The owner reports the pub will be used as a new community hub, offering a café/ pub, restaurant, flexible workspaces, meeting rooms. It's likely with residential area will become a silo and not integrate with the rest of the local areas. It would become very difficult for people outside of the residential surroundings to integrate or use these area's due to no car parking facilities, leading to visitors parking on a 60mph dangerous road. The design plan also reports it will including a dedicated space for wellness activities which is not shown on the plan of which there is no space on the site for this.

Page 6 of the design statement section 8.3 shows a map of the proposed site with one and two bed options, however requests are also for two and three bed options, I'm unsure if the homes have been added to scale and would need updating, therefore meaning a lower amount of homes would be able to fit on the site.

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Each "cluster" of building are reported to have an open area "central courtyard" for residents to come together and socialise, these are actually the car parking spaces which would becomes dangerous for young children, or those with reduced mobility/ vulnerable residents to be playing/ socialising in whilst cars are moving round the site.

The car parking does not account for additional car/ trade vehicles of the residents along with other site team who will need transport to the site for maintenance reasons given there is no public transport and walking to the site is only accessible from Billingshurst direction.

Although not law, it is often common policy of caravan parks needing to replace homes which are 15years or older which does not add to sustainability of the overall area.

It is likely that car parking and static homes are not to scale in the site plan or cluster plans, leading to reduced parking, parking space 10-12 inclusive will be very difficult to drive out from.

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



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