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Heritage Statement

Prepared for
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Application Site
Lordings Road, Newbridge, Billingham, RH14 9JA

Proposal
Limeburner Pub and Caravan Site,
Lordings Road, Newbridge,
Billingham,
RH14 9JA

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1 Introduction

This Heritage Statement has been prepared in support of a full planning application for the redevelopment of the Limeburners Pub and Caravan Site. The purpose of the Statement is to identify the heritage assets potentially affected by the proposal, assess the significance of these assets, and evaluate the impact of the development in accordance with:

- National Planning Policy Framework (NPPF, 2024), Chapter 16 – Conserving and Enhancing the Historic Environment
- Horsham District Planning Framework (HDPF, 2015), Policy 34 – Cultural and Heritage Assets
- Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

This Statement should be read alongside the submitted Design & Access Statement, Biodiversity Net Gain Statement, Affordable Housing Statement, Transport Statement, and Water Neutrality Statement, which collectively demonstrate a sensitive, landscape-led approach to development.



Figure 1. Site Map

2 Site and Context

The application site comprises approximately 0.7 ha of land to the rear of the Limeburners Arms public house, fronting Lordings Road. Historically, the site operated as a seasonal caravan and camping ground, with permission dating from the late 20th century (Ref: BL/74/97).

- To the **north-west**, the **Limeburners Arms** is a **Grade II listed public house**, a vernacular rural inn of 18th/19th century origin.
- To the **west**, across Lordings Lane, lies **Diggles Cottage (Nos. 1–2 Lordings Lane)**, also **Grade II listed**.
- The remainder of the site consists of open grass, areas of bare ground, and scattered mature trees, which contribute positively to the site's character.

The site is well-screened from the public highway by existing vegetation and presents a contained landscape setting.

Site marked in Red.



Figure 2. Macro Context

3 Historical Background

The Limeburners Arms is historically significant as a rural inn serving the Billingshurst area. Its name reflects the lime-burning industry once active in the district, providing an important link between the area's agricultural and industrial past.

The rear land has long been associated with seasonal tourism, operating as a caravan and camping ground throughout the 20th century. In 1998, permission (Ref: BL/74/97) formalised the use of the site as a year-round caravan park, subject to Condition 3 and an associated Section 106 Agreement limiting occupancy to 28 nights per caravan.

This reflects the longstanding recreational rather than residential role of the land, though in planning terms it is considered previously developed land within the countryside.

4 Significance of Heritage Assets

Assessing the heritage value of a designated heritage asset involves a structured evaluation using both qualitative and quantitative criteria. This assessment aims to determine the significance of **Limeburners Arms (Grade II Listed)** in terms of its historic, architectural, cultural, and social importance.:

Assessments for Heritage Value

1. Historical Value

The pub is housed in a timber-framed building dating back to the 17th century or earlier

- It stands on a site formerly associated with the Wey & Arun Canal, earning it local importance in illustrating past transportation routes and regional development

• 2. Architectural/Aesthetic Value

- It retains traditional construction methods and materials: timber framing, brick façade at ground floor, and tile-hanging on the upper level with a bellcast transition
- Features include a tiled roof, casement windows, and a north-wall chimney breast—all adding authenticity and aesthetic interest

• 3. Group/Townscape Value

- The building forms part of a converted row of 17th-century cottages, contributing to the historic character of the area. Its survival reinforces visual continuity in the local streetscape

• 4. Social Value

- Long served as a traditional country pub with community amenities like a campsite, beer garden, and welcoming interior with fireplaces and stone floors, suggesting its past communal importance

- It is recognised as an Asset of Community Value, underscoring its social importance (as noted by CAMRA – the Campaign for Real Ale). As a surviving timber-framed 17th-century building, the Limeburners Arms represents a relatively rare example of vernacular architecture which, until recently, continued to operate as a traditional public house. This makes it both rare and representative of the area’s local heritage.

Diggles Cottage (Grade II Listed):

- Domestic rural architecture with historic interest as an early cottage. Its setting derives from its frontage on Lordings Lane, with wider rural views.

Site and Setting:

- The rear camping ground has little inherent historic value, but forms part of the wider landscape setting of the Limeburners Arms. Mature trees and vegetation contribute positively to local character.

5 Planning Context and Pre-Application Advice

National Policy:

- National Planning Policy Framework (NPPF) 2024
- National Planning Practice Guidance (NPPG): Conserving and Enhancing the Historic Environment:

Horsham District Planning Framework (HDPF)

- Policy 34 (Cultural and Heritage Assets)
- Policy 33 (Design Quality)

Horsham District Council's pre-application response (Ref: PE/25/0021, 26 March 2025) confirmed that the, *"The principle of residential caravans may be supportable if they address local housing need (HDPF Policy 19). No significant adverse amenity impacts on nearby residents are likely, subject to consultation. Any proposal must demonstrate compliance with heritage and environmental policies, with appropriate supporting documents including BNG metrics and a Planning Statement. The Council did not identify any insurmountable heritage concerns, provided the development respects the listed Limeburners Arms and avoids harm to its setting."*

6 Assessment of Impact

The proposed development comprises 24 single-storey static homes, clustered around a central access road. The layout has been designed to:

- Preserve the Limeburners Arms: No external alterations are proposed to the listed pub. Its visual prominence on Lordings Road remains unaffected.
- Protect setting: New development is set behind the pub, well-screened by existing vegetation, and designed at a modest single-storey scale with muted rural finishes.
- Avoid tree loss: All mature trees are retained and protected, avoiding intrusion into root protection areas.
- Respect Diggles Cottage: The separation distance, intervening road, and vegetation ensure no impact on its setting.

Overall, the impact on heritage assets is considered neutral to beneficial. The removal of informal seasonal caravan activity and its replacement with a landscaped, permanent residential scheme provides a more coherent and respectful backdrop to the listed pub.



7 Mitigation and Enhancements

The scheme incorporates measures to sustain and enhance heritage significance:

- 395m of new native hedgerows planted throughout the site, reinforcing traditional rural boundaries.
- Sensitive reuse of the Limeburners Arms (as a community hub or office space), securing its long-term viability.
- Landscape-led masterplan, maintaining tree cover and introducing species-rich grassland.
- High-quality design of static homes, modest in scale, using muted tones and materials sympathetic to the rural setting

8 Conclusion

The Limeburners scheme has been carefully designed to respect and enhance the significance of nearby heritage assets. Both the Limeburners Arms (Grade II listed) and Diggles Cottage (Grade II listed) are unaffected in terms of fabric and experience no harm to their setting. The development is modest in scale, landscape-led, and integrates sensitively with the surrounding rural character by retaining all protected trees and introducing new ecological features such as species-rich grassland and hedgerow planting.

The replacement of the informal, seasonal caravan use with a more coherent, permanent residential scheme improves the setting of the public house, providing a sympathetic and ordered backdrop. The layout and materials proposed are deliberately restrained, ensuring the new homes sit discreetly within the site and do not compete with the prominence of the listed buildings.

Importantly, the scheme also seeks to reactivate the Limeburners Arms itself, securing its long-term viability and reinstating it as a valuable community hub. In doing so, the proposal not only safeguards the heritage significance of the building but also delivers wider social benefits for the local community.

Taken together, the proposals preserve and enhance the setting of local heritage assets while addressing identified housing needs. The scheme therefore represents a sustainable balance between conservation and growth, in full accordance with national and local planning policy.