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CROWN HOUSE HOME GARDENS
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Design Statement.

Prepared for : Mr. Clifford Smith

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

- 1.1. This statement has been prepared by LYONDALE to accompany the full planning application for a residential development comprising of 24 single-storey static homes, to address local housing need through an inclusive sustainable design approach. The scheme offers a housing mix of two- and three-bedroom dwellings built to high spatial design standards.
- 1.2. The proposed development aims to support the delivery of low-cost, affordable housing within Horsham , to provide secure flexible accommodation that meets the growing demand for smaller, high-quality homes. The proposal reflects an evidence-based response to housing need in the area and seeks to offer well-designed permanent homes that are integrated with the local context.
- 1.3. Each static home will be designed to modern standards, offering high levels of insulation, open-plan living layouts, quality internal finishes, and private outdoor space. Several units will include accessible features suitable for residents with mobility needs.
- 1.4. The layout has been developed to preserve the existing mature trees on site, recognising their contribution to the site's character and to protect the setting of heritage assets in close proximity to the site. By working with the site's natural assets and existing infrastructure, the scheme promotes a strong sense of place and delivers sustainable housing in harmony with its surroundings.



2 Vision and Objectives

2.1. The vision for this development is to deliver a small-scale residential development that addresses a clearly identified local housing need for affordable housing. The proposal aims to provide 100% affordable, high-quality static homes that are adaptable, energy-efficient, and sensitively integrated within the surrounding landscape.

The development seeks to:

- Contribute to meeting the Council's housing targets to meet the need for affordable housing by providing low-cost, quality housing options for local residents;
- Respond positively to growth and housing need in Horsham;
- Create well-designed sustainable housing and an inclusive environment that supports everyday living and well-being;
- Promote neighbourly interaction through thoughtful clustering and shared outdoor spaces;
- Deliver necessary infrastructure to mitigate against any environmental impacts;
- Respect the setting of heritage assets and preserve and enhance the ecological and visual character of the site.

This approach reflects both local strategic housing priorities and the lived realities of residents seeking affordable, flexible accommodation within their own community.

3 Site Context

- 3.1. The site is open rural land located to the rear of the vacant Limeburners Public House. The site is currently used as a campsite for seasonal touring caravans and camping accommodation. As a result, the site benefits from an existing access from Lordings Road to the camping site. The current use allows for caravans and tents to be stationed temporarily on the land for no more than 28 days. This time period has been enforced via a condition for a previous planning application under planning reference BL/74/97. Condition 3 states: *“No caravan shall be stationed on the land the subject of this application for more than 28 nights. Reason: To preserve the availability of the site as a touring facility.”*
- 3.2. The Limeburners Arms Public House located in the north western corner of the site fronting Lordings Road is a designated Grade II listed building. Further north of the site is Diggles Cottage, 1-2 Lordings Lane, which is also a designated Grade II listed. The site is broadly flat and well-screened by existing vegetation, with several mature trees that significantly contribute to the site’s character. These landscape features have informed the overall layout and landscaping strategy for the scheme and will be retained and protected as part of the development.

4 Relevant Planning History

- 4.1. The most recent planning application associated with the site was decided at Committee related to planning reference BL/74/97. Following this, a pre application enquiry was submitted to remove condition 3 related to planning application BL/74/97. The Council’s pre app comments concluded that, *“The provision of residential caravans to meet a local housing need will be supported provided that the development : is provided to meet a local housing need; used for permanent accommodation and no significant barriers exist in terms of flooding, poor drainage and poor ground stability .”*

- Planning Ref no: BL/74/97- Use of land as a caravan and campsite for use all year
Approved : 23 Nov 1998

5 Proposal

- 5.1. This proposal seeks planning permission in respect of a residential development for 24 dwellings. (Class Use C3). The proposed development design, scale/massing, layout and access has been carefully sited to avoid ecological harm and flood risk. Units are raised 450mm above ground level, and the layout avoids all Root Protection Areas of protected trees. These measures ensure a sustainable and low-intervention approach, making efficient use of previously developed land while enhancing the natural setting. Given the site's infrastructure, landscape condition, and planning history, it provides a sustainable opportunity to meet identified local housing needs in a rural location. The proposed homes will be occupied as primary residences and are intended to help meet local housing demand by offering smaller, energy efficient, and cost-effective accommodation.

6 Planning Considerations

- 6.1. This section considers the planning issues relating to this planning application and demonstrates with reference to relevant Development Plan policies and other material considerations that permission should be granted.
- 6.2. Under the provisions of S.38 (6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine planning applications in accordance with the policies of the Development Plan, provided they are up to date and relevant, unless material considerations indicate otherwise.
- 6.3. The Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The revised National Planning Policy Framework which came into force in December 2024 must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

Those of particular relevance to the determination of this planning application comprise:

- Location
- Land Use
- Scale /Massing and density
- Design and Appearance

7 Policy Considerations

7.1. National planning Policy Framework (2024)

- Chapter 2: Achieving Sustainable Development
- Chapter 5: Delivering a sufficient supply of homes
- Chapter 11: Making effective use of land
- Chapter 12: Achieving well-designed places
- Chapter 15: Conserving and enhancing the natural environment
- Chapter 16: Conserving and enhancing the historic environment

7.2. Horsham District Planning Framework 2015

- Policy 1 – Sustainable Development
- Policy 2 – Strategic Development
- Policy 4 – Settlement Hierarchy
- Policy 15 – Housing Provision
- Policy 16 – Meeting Local Housing Needs
- Policy 25 – The Natural Environment and Landscape Character
- Policy 32 – The Quality of New Development
- Policy 33 – Development Principles
- Policy 34 – Cultural and Heritage Assets
- Policy 39 – Infrastructure Provision
- Policy 41 – Parking

7.3. Principle of Development

8 Housing Mix /Accommodation Schedule

- 8.1. The existing site use has been for seasonal caravan and camping purposes, limited to temporary stays. Policy 15 of the Horsham District Planning Framework (HDPF) :Housing Provision, supports delivery of a range of housing types, sizes, and tenures to meet identified local needs. 24 affordable homes would align with the aim of providing affordable housing.
- 8.2. The proposed use marks a shift to a scheme for permanent residential high-quality static affordable homes designed and constructed to BS 3632 standards. In line with Policy 32: which requires new development to be of high-quality design that integrates well with its surroundings and respects local character. This specification ensures the homes are suitable for year-round living, with enhanced insulation, thermal performance, and internal comfort. The proposed accommodation schedule is as follows: Total Units: 24, 14 two-bedroom static homes and 10 three-bedroom static homes.
- 8.3. The layout has been informed by the existing road network and site constraints, while the mix of unit sizes supports a range of household types, contributing to housing diversity within the district.



9 Layout and Access

9.1. Billingshurst is listed as a small town/larger village, suitable for development that helps retain services and facilities. Policy 4 sets out that, new housing should be of a scale appropriate to the settlement. The proposed layout is structured around the existing spine road, which provides direct access from the public highway and serves as the primary route through the site. This spine road forms the backbone of the development and branches out into six smaller access roads, each leading into a defined cluster of static homes.



9.2. Each cluster accommodates between two and six homes, arranged to promote a sense of community while ensuring privacy and efficient circulation. The arrangement allows for generous landscape buffers and maintains clear separation between buildings, contributing to the rural verdant character of the new residential development.

- 9.3. Residential Amenity Space: Outdoor terraces are provided to each unit, offering private external amenity space. Larger three-bedroom homes are generally positioned around the outer edges of the site, where they benefit from more generous private outdoor space and views across the surrounding landscape. The two-bedroom homes are more centrally located and interspersed throughout, creating a balanced and cohesive residential pattern across the site. Each unit includes an open-plan living space, kitchen and dining area, and well-proportioned bedrooms. Internal layouts follow Lifetime Homes principles, allowing for future adaptation. One of the key advantages of the proposed homes is their modular, factory-built construction, which allows for flexibility in layout and specification while maintaining consistent quality. This approach significantly reduces material waste during production, contributing to a more sustainable construction process and reducing the environmental impact of the overall development. This off-site manufacturing approach supports efficient delivery, cost control, and reduced construction disruption on site. The modular nature of the homes also allows for future layout adjustments, ensuring that the design can evolve with residents' changing needs.
- 9.4. The development prioritises pedestrian routes through a well-connected network of level, well-lit footpaths. Shared surface principles are adopted in appropriate locations to reduce vehicular dominance and encourage safe, informal interaction among residents.
- 9.5. Importantly, the layout has been designed in full response to on-site ecological constraints, including the protection of mature trees and the Grade II listed building, Limeburners Public House. All development avoids intrusion into Root Protection Areas, and the design carefully follows natural clearings and pre-existing road alignments to minimise environmental impact.
- 9.6. Parking
- One parking space is proposed for each unit providing a total of 24 parking spaces located adjacent to each home for convenience, while landscaping is used to soften road edges and define routes.

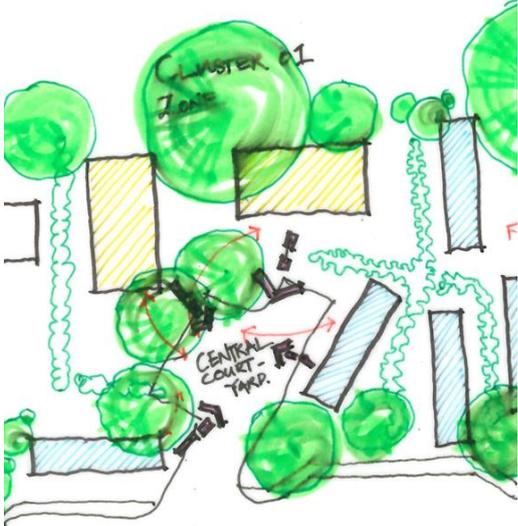


10 Accessibility

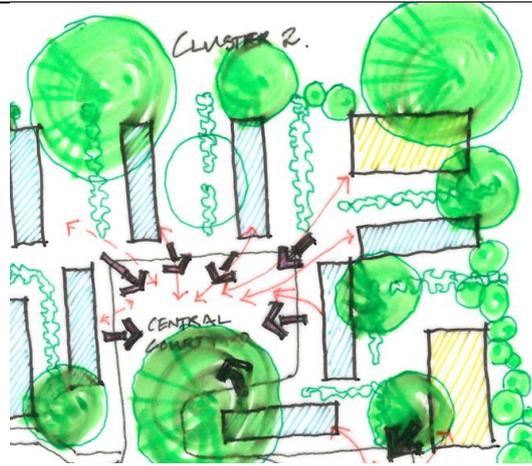
- 10.1. Accessibility is embedded throughout the site design and housing typology to ensure the homes are usable, inclusive, and adaptable for people with a range of mobility needs, now and in the future.
- 10.2. To address flood resilience, all static homes are raised 450mm above ground level. To ensure full accessibility, each unit is provided with both ramped access and steps, enabling safe and inclusive entry for all residents and visitors.
- 10.3. A network of level, well-connected footpaths links all clusters and homes, with generous widths and turning spaces suitable for wheelchair users, mobility scooters, or pushchairs.
- 10.4. The pedestrian routes are well-lit and designed to be clear and legible, supporting independence and ease of movement across the site.
- 10.5. Internally, each home has been designed with flexible, open-plan layouts and future adaptability in mind. Circulation space, door widths, and configurations can accommodate a range of access needs and can be modified over time if resident circumstances change. These combined measures ensure that the development supports safe, inclusive, and lifelong occupation without compromising on character, privacy, or comfort.

11 Landscaping Strategy

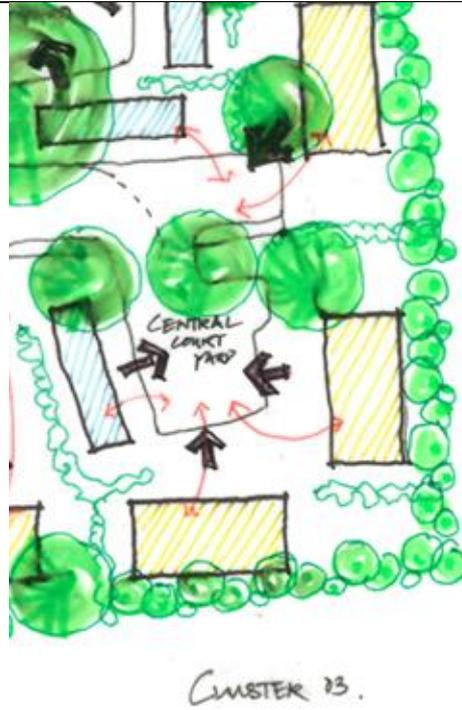
- 11.1. The development has been designed to foster a strong sense of community through its layout, landscape, and shared amenities. The clustered arrangement of homes encourages informal interaction while maintaining privacy, with each cluster centred around a green communal space that can support small gatherings, seating areas, or low-maintenance planting. These shared spaces, combined with the accessible pedestrian network and calm road layout, help establish a connected and sociable environment, supporting the day-to-day wellbeing of residents.
- 11.2. Each cluster will include a central courtyard with a shared green space and a common parking area. These spaces are designed to act as soft buffers between homes, enhancing privacy while encouraging a healthier lifestyle and opportunities for informal social connection. All homes will overlook the shared courtyard, fostering a sense of community and passive surveillance. Shared cluster areas include soft landscaping, seating, and planting to enhance neighbourly connections and encourage informal gatherings. The overall design intent is to provide modern, adaptable homes with a strong connection to nature and community.

<p>Cluster 01</p> <p>Each cluster will include a central courtyard with a shared green space and a common parking area. These spaces are designed to act as soft buffers between homes, enhancing privacy while encouraging a healthier lifestyle and opportunities for informal social connection. All homes will overlook the shared courtyard, fostering a sense of community and passive surveillance.</p>	 <p>The diagram is a hand-drawn site plan for Cluster 01. It features several rectangular buildings, some with yellow hatching and others with blue hatching. A central courtyard is labeled 'CENTRAL COURTYARD' with red arrows pointing to it. The courtyard contains several green circular shapes representing trees or landscaping. A larger green area at the top is labeled 'CLUSTER 01 Zone'. A winding path or road is shown in light blue, and a red 'F' is visible on the right side of the plan.</p>
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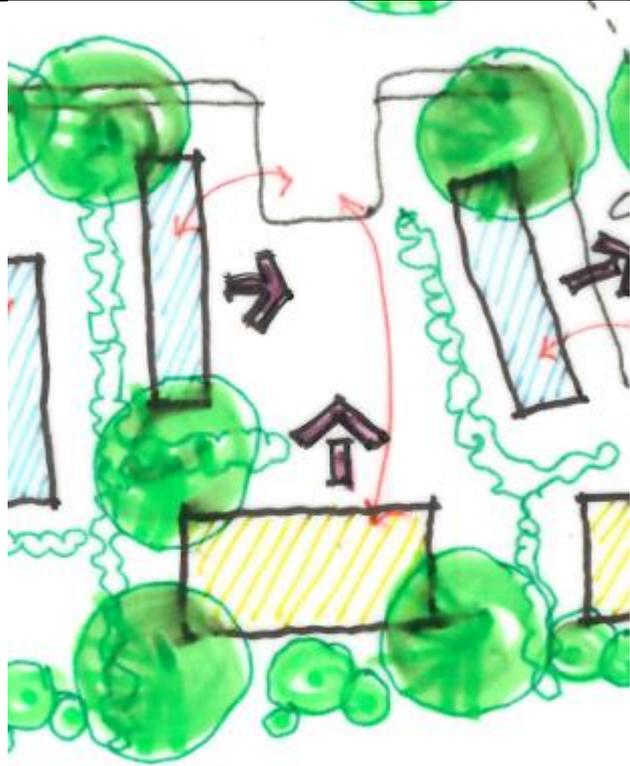
Cluster 02



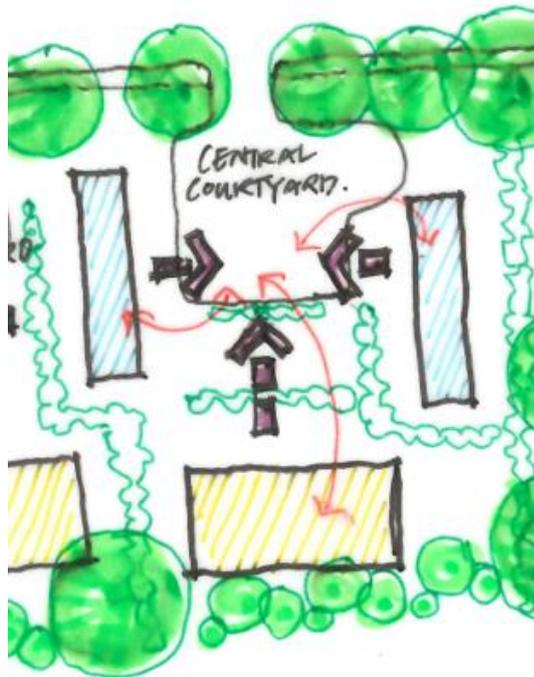
Cluster 03



Cluster 4



Cluster 5



Cluster 6



12 Appearance and Design

12.1. The Design and appearance of the homes will be considered as part of reserved matters application for detailed consent which will be made pursuant of outline planning approval. At this stage the design and appearance of the static homes has been taken into consideration exploring the adoption of a contemporary rural aesthetic. The scale/massing of the units will be modest single-storey buildings with low-pitched roofs. The proposed dwellings will sit discreetly within the landscape offering a domestic, welcoming presence. Exterior finishes will offer flexibility in colour and material specification, providing options for exploration such as muted tones or composite cladding. (See sample brochure submitted with this application) Given that the homes are set well within the site and screened from the public road, a broader range of finishes can be supported without impacting the visual amenity of the sites rural setting. This allows for the provision of a bespoke development unique in character while maintaining overall coherence within its context, ensuring the homes remain sensitive to the surrounding landscape. Windows and doors are double-glazed, with slim profiles to maximise daylight and reduce energy loss.

13 Sustainability Features

- 13.1. The proposed development integrates a range of sustainability measures that support environmental performance, resource efficiency, and long-term resilience. These have been embedded into the design from the outset and reflect current best practices in low impact housing delivery.
- 13.2. The use of factory-built static homes offers inherent sustainability advantages, including reduced material waste, efficient construction processes, and fewer deliveries to site. This off-site manufacturing approach significantly lowers the environmental impact of the build phase while supporting higher levels of quality control and thermal performance.

The scheme includes the following key sustainability measures:

- Permeable surfacing across driveways and shared surfaces to allow natural drainage, reduce surface runoff, and support water neutrality.
 - Rainwater harvesting systems for each unit, collecting roof runoff into individual storage tanks for use in landscape irrigation and other non-potable needs.
 - Roof-integrated solar photovoltaic (PV) panels on selected homes, contributing to on-site renewable energy generation and reducing reliance on grid electricity.
 - High-performance building fabric, compliant with BS 3632 residential standards, providing excellent insulation, airtightness, and reduced heating demand.
- 13.3. A shared on-site treatment plant, where a mains connection is not feasible. This system will be compact, energy-efficient, and designed for small-scale residential developments. It will provide full biological treatment in accordance with environmental standards and will be installed with safe access for periodic maintenance and desludging. The system will operate under a long-term management agreement to ensure continued performance and compliance.
- 13.4. Together, these features help to reduce operational energy and water use, lower running costs for residents, and contribute positively to the local authority's climate and sustainability objectives.

14 Management and Maintenance Plan

- 14.1 A dedicated management plan will be implemented to ensure the ongoing upkeep of shared areas and infrastructure. This will include maintenance of internal roads, footpaths, soft landscaping, lighting, and sustainable features such as rainwater harvesting systems and the shared treatment plant. The long-term stewardship of ecological enhancements, including the protection of existing trees and any biodiversity features, will also be incorporated into this management approach.

15 Community Use

- 15.1 The Limeburners pub will be sensitively restored and reimagined as a vibrant community hub at the heart of the new development. The revitalised space will provide much-needed local amenities, including a welcoming café/pub restaurant, flexible workspaces, and meeting rooms available to tenants for community gatherings or business use. A dedicated studio space will offer opportunities for wellness activities such as yoga and group classes, supporting health and wellbeing. The design layout will prioritise flexibility, accessibility, and inclusivity, fostering positive connections between residents and creating a shared space that supports a strong, integrated, and diverse community

16 Conclusion

- 15.1. This proposal delivers a well-considered and sustainable small-scale affordable housing development that responds directly local housing need, with a focus on enabling local residents to remain in their communities in secure, affordable, and well-designed accommodation. Through the use of factory-built static homes, the scheme offers high-quality, affordable, and adaptable housing in a setting that respects and enhances the natural environment. This not only supports housing choice and diversity but also helps reduce pressure on limited social and supported housing stock across the Horsham.
- 15.2. This scheme represents a pragmatic design response to meeting the challenges faced by the Council to meet housing targets and provide affordable housing for a growing population in a rural setting. The layout of the development proposals have been informed by a landscape-led approach, with careful integration of existing trees, thoughtful clustering of homes, and the provision of shared green spaces. The proposals

integrate accessible design, environmental performance, and social connectivity to support both individual well-being and wider community cohesion. In addressing key local and strategic housing priorities particularly the demand for smaller, more flexible homes this scheme contributes to a more balanced and resilient housing mix for Horsham.

- 15.3. Overall, this proposal represents a positive opportunity to meet the needs of local residents, promoting sustainable living, and making the best use of an underutilised site that will continue to preserve and enhance the natural and historic environment, whilst providing affordable homes that will be sustainable , inclusive and future-proof.