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Transport Statement

Prepared for

Mr. Clifford Smith

Application Site

Lordings Road, Newbridge, Billinghamurst, RH14 9JA

Proposal

Limeburner Pub and Caravan Site,

Lordings Road, Newbridge,

Billinghamurst,

RH14 9JA

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1 Introduction

This Transport Statement has been prepared in support of a full planning application for the redevelopment of land at the former Limeburners Pub and Caravan Site, Lordings Road, Newbridge. The proposal comprises 24 single-storey static homes, delivered in clusters around a central access road.

The purpose of this statement is to assess the site's accessibility, parking provision, vehicular access arrangements, and the likely transport impacts of the proposed development.



Figure 1. Site Map

2 Site Location and Access

The site is located off **Lordings Road**, a rural single-carriageway road which connects to the **A272 (Newbridge Road)** approximately 300 yards to the North. The A272 forms a key east–west corridor and links the site to **Billingshurst town centre** (approx. 1.6 miles to the east) and beyond.

Further afield, **Lordings Road connects to the A29 (Stane Street)** around 1.5 miles away, offering strategic access north to Horsham and south to Pulborough and Bognor Regis.

Vehicular access to the site will be taken via the **existing entrance on Lordings Road**, which historically served the caravan park and public house. No alterations are proposed to this access.

Site marked in Red.

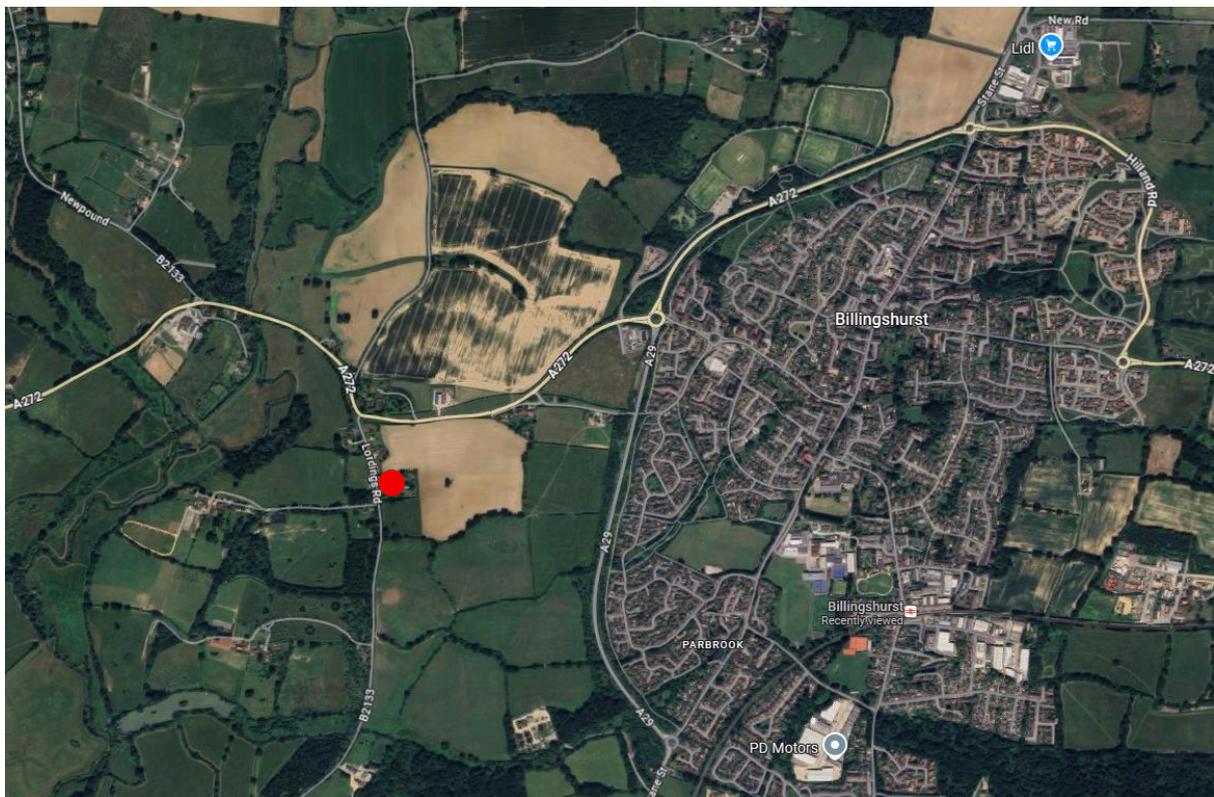


Figure 2. Macro Context

3 Development Proposals

The scheme comprises:

- 24 static residential units (14 x 2-bedroom, 10 x 3-bedroom), all to be occupied as **primary residences**
- A mix of unit types designed to meet local affordable housing need
- Modular construction (BS 3632 standard) with improved energy and water efficiency
- A landscape-led layout clustered around a central spine road, retaining mature trees and existing vegetation



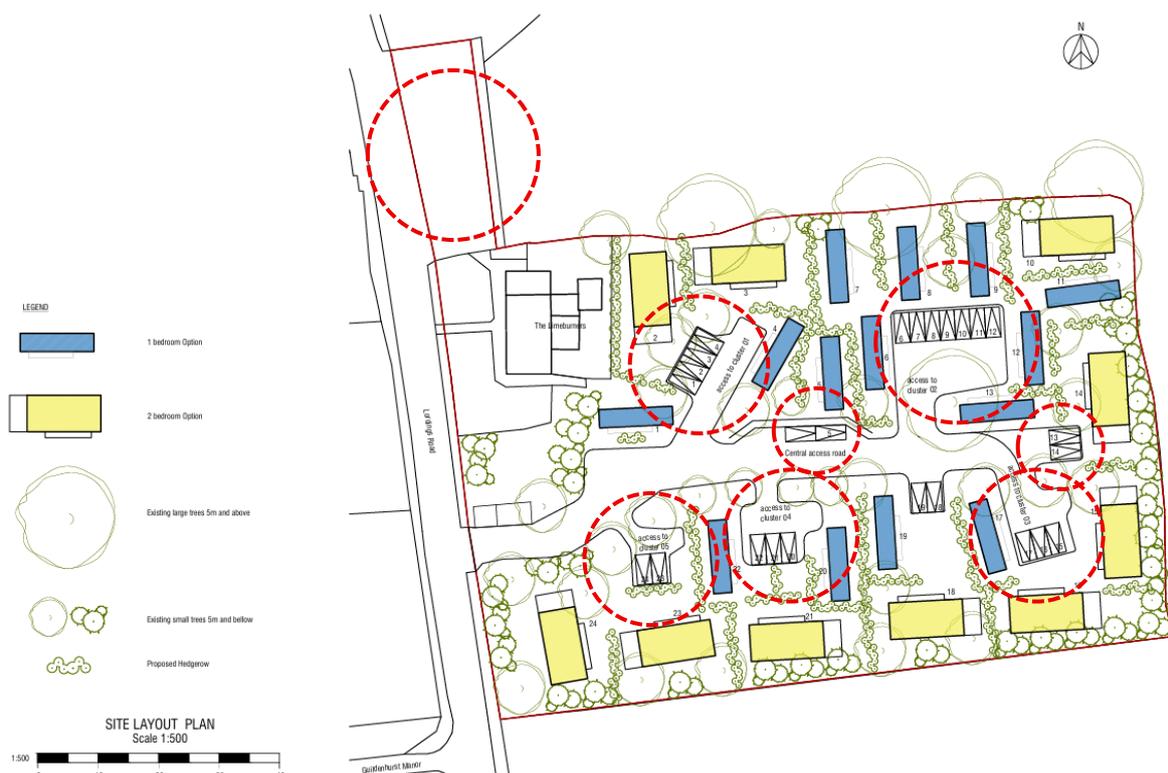
• *Figure 3. Proposed Layout*

4 Parking and Accessibility

The following parking and access arrangements are proposed:

- **24 private car parking spaces**, one allocated per dwelling
- **2–3 visitor parking spaces** located near the main site entrance, with easy access to all clusters
- **EV charging and cycle parking** will be provided for residents and visitors
- **Wheelchair-accessible units** will be delivered, each with ramped and stepped access
- An area of the existing **Limeburners public house building** may be repurposed for office or management use, served by a separate existing car park with **20 additional spaces**. This car park can also accommodate visitor overflow and deliveries if needed.

All roads within the site will be of adoptable standard, with turning heads designed to accommodate service and emergency vehicles.



5 Servicing and Refuse Collection

The development will include a **dedicated refuse collection point** located near the site entrance. This will be easily accessible from Lordings Road and will support kerbside collection by Horsham District Council's standard waste vehicles.

The internal road layout has been designed to allow **sufficient manoeuvring space** for refuse lorries and delivery vans. The former caravan park functioned with similar servicing needs and vehicle access, and no constraints are anticipated.



6 Sustainable Transport and Accessibility

The site benefits from **good access to local services** by foot and bicycle:

- Billingshurst town centre is approximately **30 minutes' walk (1.6 miles)** away, via existing pavements
- The **nearest train station (Billingshurst)** provides regular services to Horsham, London Victoria, and Bognor Regis
- **Local bus stops** are located within walking distance, offering services along the A272

Walking and cycling connections are supported by **existing footways and low-speed roads**, providing safe and practical access to schools, shops, and health facilities. This makes the development suitable for households without reliance on a private car.

7 Trip Generation and Impact

Given the modest scale of the development (24 units) and its low-density nature, the additional traffic generated is expected to be minimal. Based on TRICS data for similar sites, the anticipated peak hour vehicle movements are in the order of:

- **4–6 vehicle trips** in the AM peak
- **4–6 vehicle trips** in the PM peak

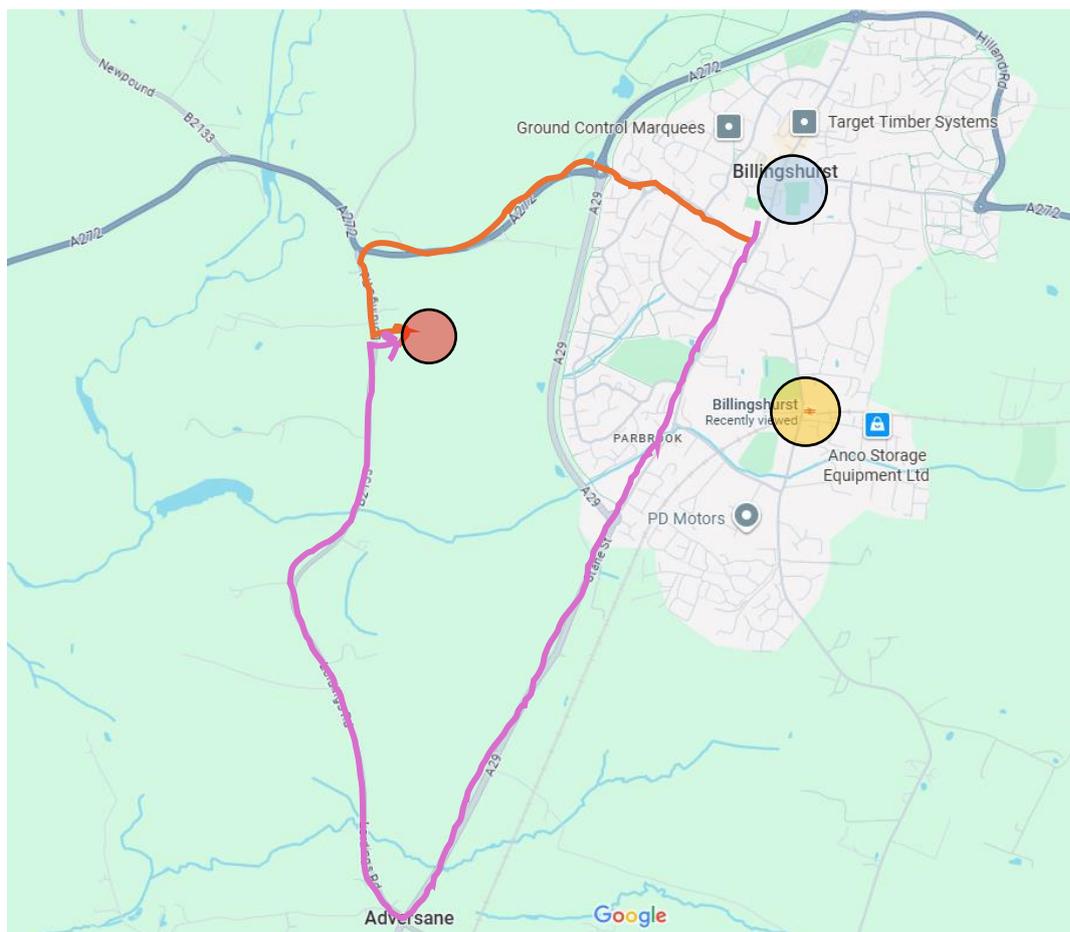
This level of additional traffic will not have a material impact on the capacity or safety of Lordings Road or the wider highway network, particularly given its proximity to the A272 and A29. The site's previous use as a seasonal caravan park would have generated similar levels of vehicle activity during peak periods.

8 Summary and Conclusion

This Transport Statement demonstrates that the proposed development at the Limeburners site:

- Utilises an **existing access point** from Lordings Road, with no changes required
- Provides an appropriate level of **parking, EV charging, and cycle storage**
- Incorporates **safe, accessible walking routes** and inclusive housing
- Enables **sustainable travel options** to local services and public transport
- Will generate a **limited volume of vehicle movements**, with no adverse impact on the local highway network
- Accommodates **servicing and refuse collection** within the site boundaries

As such, the proposal represents a **sustainable and accessible rural development**, in accordance with the objectives of the National Planning Policy Framework and Horsham District Council's development policies.



Red – Site | Blue – Town Centre | Yellow – Train Station