

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 01 October 2025 19:27:53 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 01/10/2025 7:27 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:	Lordings Road Billingshurst
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### Comments Details

Commenter Type:	Member of the Public
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>- Other</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul>

Comments:	Planning Department
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Horsham District Council

Parkside, Chart Way

Horsham

RH12 1RL

Dear Sir / Madam,

Re: Planning Application DC/25/1395 - Limeburners Caravan Site, Lordings Road, Newbridge (Proposal: 24 Static Homes, Use Class C3)

I am writing to object in the strongest possible terms to application DC/25/1395.

1. Objection to the Principle of Development

This objection is not about numbers: I object to the principle of any permanent residential static homes (Use Class C3) on this site. The land has historically been a recreational campsite linked to the Limeburners pub.

Permanent residential use represents a fundamental and inappropriate change of character, contrary to the Horsham District Planning Framework (HDPF) and NPPF.

Allowing even a small number of static homes would create a foothold for creeping residential development, setting a dangerous precedent for other rural and heritage sites.

2. Heritage Harm (Grade II Listed Pub)

The Limeburners Pub is a Grade II listed building.

Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council must give "special regard" to preserving its setting.

Static homes, hard standing, roads, parking, bin stores and lighting would irreversibly damage the pub's rural historic setting.

This conflicts with HDPF Policy 34 (Cultural and Heritage Assets) and NPPF Section 16.

3. Unsustainable Countryside Location

The site lies outside settlement boundaries and is not a sustainable location for housing.

Residents would be entirely car-dependent, with no safe pedestrian links or adequate public transport.

This is contrary to HDPF Policy 1 (Sustainable Development) and the spatial strategy for directing growth to existing settlements.

4. Loss of Community/Recreational Value

The land has long supported leisure and community activity.

Redevelopment into permanent housing removes opportunities for

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community/tourism use.

#### 5. Environmental and Amenity Impacts

The harms arise from any level of permanent housing:

Noise: Year-round domestic noise and traffic would alter the area's tranquil rural character.

Waste: Household rubbish from multiple homes requires large bin storage and frequent collections, bringing odour, vermin and visual harm.

Light Pollution: Street and domestic lighting would intrude into a dark rural environment, harming wildlife.

Drainage/Flood Risk: Permanent homes demand robust sewage and surface water systems, not proven here.

Landscape Harm: The suburbanising effect of static homes, cars, fencing and surfacing conflicts with the HDPF's environmental objectives.

#### 6. Highways and Traffic Safety

Lordings Road is a narrow rural lane, unsuitable for intensified residential traffic.

Daily commuting, deliveries, refuse trucks and service vehicles would cause congestion and safety hazards, contrary to HDPF Policy 41 (Parking).

#### 7. Biodiversity and Green Infrastructure

The emerging Horsham Local Plan 2023-2040 requires a minimum 10% Biodiversity Net Gain. No credible mechanism is shown here.

The Council's Biodiversity & Green Infrastructure Planning Advice Note expects demonstrable habitat protection and enhancement. This proposal instead removes habitat.

#### 8. Premature and Unauthorised Works

A large number of trees have been felled in advance of determination, causing environmental damage and prejudicing the planning process.

This behavior demonstrates disregard for due process and should weigh strongly against approval.

#### 9. Public Benefits Do Not Outweigh Harm

Claimed benefits (affordable housing, pub restoration) are speculative and uncertain.

The permanent harm to heritage, countryside and amenity far outweighs any suggested benefit.

#### Conclusion

This application is unacceptable in principle. The site is unsuitable for any permanent residential use. Approval would cause significant and irreversible harm to the setting of a listed building, the countryside, biodiversity, local amenity and highways safety, and would reward unauthorised activity already taking place.

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For these reasons, I respectfully request that Horsham District Council refuses DC/25/1395 in its entirety.

Yours faithfully,

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Kind regards

**Telephone:**

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



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**Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB**  
Telephone: 01403 215100 (calls may be recorded) [www.horsham.gov.uk](http://www.horsham.gov.uk) Chief Executive: Jane E aton