

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 27 September 2025 18:05:32 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 6:05 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:	Rose Cottage 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">- Design- Highway Access and Parking- Loss of General Amenity- Other- Overdevelopment- Privacy Light and Noise- Trees and Landscaping
Comments:	The site lies outside any defined built-up area boundary and is not allocated for development. It does not support rural enterprise, nor is it essential to a countryside location. The proposal represents

unjustified residential development in open countryside, conflicting the district's settlement hierarchy.

Allowing permanent residential use would set a harmful precedent for piecemeal, unplanned expansion into the countryside, undermining confidence in a plan-led system.

The site's use is as a touring campsite linked to the Limeburners Pub, a Grade II listed building and valued community asset.

Condition 3 of the original permission explicitly restricted occupation to short-term stays to prevent permanent residential use in this unsustainable location.

The proposal would result in the permanent loss of a tourism facility that supported the rural economy and local services, without demonstrating that the campsite or pub are unviable. Permanent residents would be entirely reliant on private cars, undermining climate change objectives and the promotion of sustainable transport.

It would urbanise an undeveloped rural site, eroding tranquillity and countryside character. The intense scale and form are inappropriate for this sensitive location and completely out of balance to the loose-knit, scattered pattern of nearby homes. Horsham's Conservation Officer has already raised objections, confirming that permanent caravans would cause harm to the setting of the heritage buildings, through visual intrusion and intensified domestic activity.

The existing touring use was seasonal and low intensity, with minimal traffic and noise outside peak months.

The single site access is unsuitable for the significant increase in traffic from multiple vehicles per household. Overspill parking is inevitable, and any additional hardstanding would further harm the rural character.

The campsite is prone to surface water flooding and underlain by heavy clay soils, which is suited to its current seasonal use. No robust Flood Risk Assessment or ecological survey has been provided. The removal of trees has already damaged local biodiversity. The proposal risks worsening runoff and flood hazards.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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