

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 28 September 2025 20:02:56 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 28/09/2025 8:02 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:	1 Diggles 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"><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:	I'm writing to express my strong opposition to the proposed development of 24 single-storey static homes for permanent year-round residential use at Limeburners Pub. We ask the Council to

take into consideration the below objections and reject the application as, if approved, this development will have a detrimental impact to the local rural character of the area, to its amenities and infrastructure, environment, heritage value and it is in complete opposition to local and national planning policies and strategies, outweighing the affordable housing benefit claims made by the applicant.

#### Conflict with development policy

HDPF Policy 3, 4 and 26 sets out that development will be permitted within towns and villages which have defined built-up area boundaries. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement.

The expansion of settlements will be supported only where allocated in the Local Plan or Neighbourhood Plan and are appropriate in scale and character,

Development outside built-up area boundaries will be permitted only where it is essential to its countryside location, supports the needs of rural enterprise, and maintains its scale, character, and the landscape.

The proposed development site lies outside any defined built-up area boundary and is not included in the Local plan or Neighbourhood plan, it does not support any needs of rural enterprise. It is not appropriate neither in nature nor in scale, considering that the development proposes to add more than double the number of houses and residents in that one site, than there are currently within the total current settlements within a mile radius. This will have an unacceptable impact to the infrastructure and character of this quiet and rural setting.

#### Environmental impact

The application clearly is not in compliance with HDPF Policy 25, The Natural Environment and Landscape Character which sets out The natural environment and landscape character will be protected against inappropriate development. The individual character of settlements and settlement separation will be maintained.

It is ludicrous to claim a positive environmental impact and increased biodiversity when adding 24 homes with estimated over 80 residents to an environment that is currently mainly trees, hedges and grassland with low level of usage due to the current seasonal permit. Currently there is clear evidence of local wildlife thriving in and around the site with a variety of birds, bats, frogs, deer, to name a few, regularly sighted.

They have already removed low level trees, yet the application claims to increase habitat and foraging to support biodiversity by adding low level hedgerow networks, and the creation of flower-rich grassland. In reality after adding 24 homes, parking spaces and walkways, there will be less space for vegetation in addition

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to the constant lights and noise pollution. Claiming any positive environment impact is not only misleading but also shows a lack of understanding and knowledge of the area.

#### Traffic impact

The transport statement within the application demonstrates a total lack of knowledge of the roads and access of the location under consideration.

Due to the distance to any public mode of transport, all new residents will have to rely solely on the use of cars, increasing the traffic significantly in an already congested road, at both ends of Lordings Road, at Newbridge, and Adversane with daily queues especially at commuting time.

The planned parking spaces are clearly underestimated and not reflecting realistic modern way of life, which will result inevitably in an overspilling of cars parked on the rural narrow road, not only further impacting traffic congestions but also causing restricted visibility, thus increasing the risk of traffic accidents. The suggested repurpose of pub parking spaces, demonstrates how they have no intention of keeping it as a local community hub, as there is no sufficient space to accommodate both pub visitors and visitors to the new residents.

#### Heritage impact

Heritage Impact. HDPF Policy 34, Cultural and Heritage Assets & NPPF Paragraphs 214-218 states the Council recognises that heritage assets are an irreplaceable resource, and as such positive management of heritage assets will be required to sustain and enhance the historic environment. The historic environment of the district forms the core of this district's historic development and character.

Development should retain and improve the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features. Where a proposed development will lead to substantial harm a designated heritage asset, local planning authorities should refuse consent.

The proposed permanent stationing of static caravans homes are completely out of keeping with the rural setting and existing buildings and specifically do not respect the character and quality of the nearby Listed Buildings, resulting in a clear negative impact to their historical value. Static homes by their nature lack the architectural quality and look that can be considered sensitive to a settlement of heritage value.

It is even more concerning that the application makes no commitment in the plan to the restoration of the pub and to enhance the heritage historical value of the area and district. Even less, with the proposed repurposing of part of it clearly shows a total lack of respect for its historical role within the community. The claim in the application is also misleading that the vegetation will ensure no impact on its setting as even with low roofs the buildings will be clearly visible both from the road and from the

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surrounding houses, and plastic made static homes cannot be honestly described as a better backdrop to listed buildings, not just visually but also with the increased noise, light and ground pollution.

#### Community interest

Loss of Community Asset. HDPF Policy 43, Community Facilities, Leisure and Recreation states the Council will resist the loss of sites and premises currently or last used for community facilities and services.

The Limeburner's pub and campsite is a valued community asset, that provided a much needed service in the community, as well as creating jobs in the local area. The proposed repurposing of the pub for offices/management accommodation and residents' facilities, clearly puts at risk its future as an asset for the current community. The applicant makes no attempt to demonstrate that the pub and caravan business is unviable and that the change of use is justified, or that the proposed development brings any real improvement or benefit to the existing community. The lack of consideration to bring any benefit to the community is further demonstrated by the lack of any significant interactions and proactive consultation with locals, or any attempt to bring the pub back in use.

In conclusion the proposed development does not support any of the local development policies or needs, it does not enhance in any meaningful way its rural settings, instead it brings significant negative impact to its environment, heritage, traffic safety and community amenities. This application should therefore be rejected.

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Kind regards

#### Telephone:

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

