

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 28 September 2025 15:48:36 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 3:48 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:	Guildenhurst Manor Lordings Rd 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>- Overdevelopment</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul>
Comments:	I am writing on to register our strong objection to the proposed change of use of the Limeburners to accommodate 24 permanent residential static caravans. We ask the Council to refuse this application on the grounds that it is fundamentally incompatible

with local and national planning policy, the rural character of the area, existing infrastructure capacity, and environmental constraints.

This would amount to allowing change of use for 24 permanent residences, a substantial departure from the site's original use as a touring campsite, precisely the kind of change the initial restriction was designed to avoid.

Detail of objections below:

1. Conflict with Settlement Policy (HDPF Policies 1, 3, 4, 26; NPPF paras 11, 84, 130, 174)

- The site lies outside any defined settlement boundary, is not allocated in the Local Plan or Neighbourhood Plan, and is not essential to a countryside location.
- The proposal represents unjustified residential development in open countryside, harmful in scale, density, and character, and risks setting a precedent for further rural encroachment, directly conflicting with the settlement hierarchy and strategic countryside protection policies.
- Allowing permanent residential development here would set a dangerous precedent for further piecemeal residential schemes in open countryside, weakening the integrity of settlement boundaries and weaken confidence in a plan-led system, Local plan or Neighbourhood plan.

2. Harm to Landscape, Environment, and Amenity (HDPF Policies 24, 25, 32, 33; NPPF paras 130, 187)

- 24 permanent dwellings, lighting, and parking would urbanise a tranquil rural landscape, eroding character and biodiversity.
  - Year-round occupation would cause noise, traffic, and light pollution, harming local amenity and the rural setting.
  - The site suffers from surface water flooding with no robust mitigation proposed.
  - No ecology report provided.
  - The recent felling of mature trees ahead of the application directly conflicts with biodiversity measures detailed in the proposal. Any +10% increase needs to be applied to the original site pre-recent purchase and subsequent tree felling.
  - In addition, there are Environmental and Flood Risk Concerns. HDPF Policy 38, Flooding and NPPF Paragraphs 174-181.
    - o The site suffers from surface water flooding and heavy clay soils. The land falls in an area of Medium risk of surface water flooding (ref Environment Agency Data). No robust Flood Risk Assessment or drainage strategy has been provided.
    - o The intensification of impermeable surfaces would worsen runoff and flood risk. Additionally, as noted above, recent tree removal undermines biodiversity claims, and no ecological assessment has been submitted. This is contrary to both HDPF Policy 38 and NPPF requirements.
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### 3. Heritage Impact (HDPF Policy 34; NPPF paras 214-218)

- The site lies close to Grade II listed buildings (Limeburners, Dingles Cottages, Newbridge Cottage, Newbridge House).
- The proposal would harm their setting and historic significance, with no public benefits to outweigh this harm, and the proposal therefore conflicts with both local and national heritage policy.
- The application offers no binding mechanism for sensitive restoration of the Limeburner's pub.
- The Limeburners is a small, listed building, historically and structurally suited for use as a pub, but it does not have the space or capacity to accommodate additional functions such as office use or large-scale parking. The existing parking provision is insufficient for the scale of development proposed, and the building itself cannot support multiple competing uses without significant harm to its character, heritage value, and function as a community asset. NPPF para 93: Planning policies and decisions should guard against the unnecessary loss of valued facilities and services.

### 4. Unsustainable Transport and Highways Concerns (HDPF Policy 40; NPPF paras 110, 117)

- The site is over 2.5 km from Billingshurst, with no access to public transport or services.
- Residents would be entirely reliant on private cars, contrary to sustainable development principles.
- The proposal increases traffic on narrow rural roads, raising highway safety concerns.
- The exit onto Lordings Road is dangerous given the near blind bend to the south of the site. Cars drive fast along the road and having multiple additional vehicles exiting onto Lordings Road, with the site's exit point opposite several other driveways significantly increases the high risk of collision.

### 5. Loss of Community Asset (HDPF Policy 43; NPPF para 98)

- The Limeburners pub and touring campsite is a valued community asset.
- The applicant has not demonstrated that the pub is unviable, nor offered suitable alternative provision. This is contrary to Policy 43, which seeks to retain such facilities for community benefit.

### >> Conclusion

- Conflicts with multiple Horsham District Planning Framework policies and the National Planning Policy Framework.
- Represents unjustified, unsustainable, and harmful countryside development, causing adverse impacts on landscape, heritage, biodiversity, flood risk, highway safety, and neighbour amenity.
- Fails to demonstrate local need or strategic justification and would create pressure for further piecemeal residential developments in the countryside.

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Kind regards

**Telephone:**

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



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**Horsham District Council, Albery 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 Eaton