

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 30 September 2025 22:24:44 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 30/09/2025 10:24 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:	9 Nighingale Walk 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>- Trees and Landscaping</li></ul>

Comments:	Dear Sir/Madam,  I am writing in objection to the application (DC/25/1395) that proposes 24 permanent static caravans on the land adjoining the
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Limeburners public house.

Reasons for concern include:

1. The effect the development would have on the character of the area and the adjoining listed building. The scale and design of the proposed development are at odds with the rural Sussex vernacular and would have a significant impact on a historic community asset. The proposed twenty-four, factory-built static units would be visually harmful and detrimental to the rural/agricultural setting of a listed building (HDPF policy 34).

2. Impact on wildlife and biodiversity is worrying. Supporting document titled "Biodiversity Net Gain Statement" claims in its introduction; "The development comprises 24 Factory built static homes within a landscape masterplan that retains all existing trees..."

However, in the time since this application was submitted the applicant has embarked on a felling program that has removed a large number of trees, including mature trees and cleared large areas of wildlife-rich vegetation. This is in direct contrast to statements in the biodiversity supporting document and gives cause to doubt the applicant's commitment to biodiversity net gain requirements.

Additionally, the biodiversity baseline condition figures are questionable. The site is largely surrounded by mature (mostly native) hedges. However, within the report, baseline hedgerow units are stated "0 meters". This misrepresents the actual baseline biodiversity of the site in its entirety, by deliberately excluding existing ecologically valuable features by drawing a red line around them. I would respectfully urge the HDC ecology officer to review and check compliance.

3. Additional biodiversity concerns linked with the lack of detail in the proposed site masterplan. While landscaping and well-lit paths are mentioned in the proposal text, there are no details shown on the plans. The dimensions and location of these paved areas should be detailed to give a true representation of the scale of development and the resulting impact on green space. For example, there are no visible details of access pathways to each individual residence. Surfacing material and total covered surface area are important design details that are not included in the application.

4. Given the rural location, residents will be highly reliant on cars as a primary form of transport. The local urban centre of Billingshurst is approx. 1.6 miles walk and there is presently no regular bus timetable or bus stops to provide a viable alternative transport link. Parking for the site is inadequate for the proposed/expected number of residents. Based on the 2021 census from the Office of National Statistics, the majority of rural households in the region have two or more cars, therefore 26

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parking bays will be insufficient for 24 properties. Visitor parking would put further pressure on the 26 proposed spaces. Creating/adding more parking would further over-intensify the site and reduce the area available for green amenity. The proposal at present does not offer a realistic, workable layout given these constraints.

It is for these reasons the application should be denied.  
Yours sincerely,  
Concerned local resident.

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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 E aton