

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 25 November 2025 17:17:33 UTC+00:00  
**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 25/11/2025 5:17 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:	The Old Wharf Wisborough Green 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:	I am writing on to register my strong objection to the proposed change of use of the Limeburners to accommodate 24 permanent residential static caravans. We urge 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 opportunistic development would replace a tourism hub and its economic benefits with low cost, low quality static caravan housing with far shorter lifespan. The design and specification directly impacts on a listed building pub. HDC Strategic Policy 19 requires that development complements local historic character, acknowledging heritage, townscape, architectural style, etc.

The loss of designated tourism is protected by the Local Plan which quotes 'There is an ongoing need to maintain and enhance the rural economy. This includes the diversification of rural employment space and maximising visitor spending through tourism across the District' Allowing this development to proceed would directly contravene this policy by reducing affordable tourist bed-space at the campsite.

The development would not connect directly to local amenities and be totally dependant on car usage. Based on the average number of cars per dwelling in West Sussex this would add 30 cars to small lanes not suitable for a level of traffic which has already recently notably increased. It has no access to public transport. An all-year round increase in traffic on country lanes would cause significant disruption and hazards relative to seasonal use of the current allowed usage.

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.

Environmentally the addition of permanent homes on the site would add extra stress to an area already struggling to meet water neutrality levels. There is a mitigation strategy (SNOWS: Sussex North Offsetting Water Scheme) referenced in the local plan; part of the "quality" of housing is tied to limiting water use (i.e., new homes must help avoid increasing net water consumption) through design and water demand reduction. Relative to water usage from seasonal tourism, full-time occupancy would significantly increase usage of water and production of waste. In addition, the site suffers from surface water flooding and heavy

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clay soils. The land falls in an area of Medium risk of surface water flooding. .

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. This would damage the ability to resist future, unplanned development beyond settlement limits, contrary to HDPF Policies 1, 3 and 26 and Paragraphs 11 and 130 of the NPPF. Approval of this application would lead to cumulative urbanisation pressures on the rural area, wholly at odds with Policy 26.

No evidence of local need has been demonstrated. Many existing static home sites in the district already provide capacity with homes available. The location is unsustainable, remote from services, and harmful to both landscape and amenity.

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Kind regards

**Telephone:**

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



**Horsham  
District  
Council**

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