

**APPLICATION FOR PLANNING PERMISSION FOR
THE SITING OF 23 STATIC CARAVANS
FOR PERMANENT RESIDENTIAL OCCUPATION
AT HILL TOP PARK, EMMS LANE, BROOKS GREEN, HORSHAM RH13 0TR**

Introduction

This is an application for Planning Permission to change the use of an existing 23 unit static holiday caravan park to allow the use of all 23 units for permanent residential use by people over 50 years of age, with priority given to those with a local connection. This would provide more accessible “bungalow” style homes for older residents, allowing them to downsize, release capital and live independently, thus freeing up more larger homes in the district for growing families.

Summary

The application is to change the use of the existing 23 unit static holiday caravan park to allow the use of all 23 units for permanent residential use for the over-fifties.

Policies 18 and 19 of the Local Plan support this proposed increase in residential accommodation restricted to those over fifty.

At present, the Council cannot demonstrate a five year housing supply. There is currently a 2.9 year supply. Pursuant to this, a neighbouring residential park, Brooks Green Park, has been granted planning permission for three additional park homes.

No operational development will be required by this change of use as the existing layout conforms to the “model standards” for a residential mobile home site, for example, in terms of infrastructure and spacing between units. Once planning permission were issued, a new application could be made for a mobile home site licence with the same layout plan, and the Council’s site licensing department could then impose the standard conditions appropriate for a mobile home site (as opposed to the static holiday caravan site conditions currently in force under the current licence).

Site and Surroundings – Relevant Planning History

The Application Site, Hill Top Park, was granted planning permission Ref **DC/19/0545** on 7 August 2019 for “*Change of use of the land from agricultural to the use as a holiday caravan park for twenty-three static caravans for holiday use from 1st February to 5th January*” subject to various conditions. A further planning permission Ref **DC/19/1863** was granted on 12 November 2019: “*Variation of Condition 14 to approved application DC/19/0545 (Change of use of the land from agricultural to the use as a holiday caravan park for twenty-three static caravans for holiday use from 1st February to 5th January) to remove 'or by an individual, family or group for more than 4 weeks in any 26 week period commencing with the date of first occupation' from the wording of the condition*”.

The extant Caravan Site Licence allows 23 static caravans to be used for holiday purposes only between 1 February and 5 January. Vehicular access to Hill Top Park is via Bluebell Park.

Site and Surroundings – Context of Other Parks

The Application Site lies to the North of Bluebell Park and to the South of Deer Fields Park. Deer Fields Park is a static holiday caravan park. Bluebell Park is a holiday park for touring and static caravans. It lies immediately to the north of Brooks Green and Oaklands caravan parks, which are residential parks. Brooks Green, Oakland and Bluebell Parks were formerly a single park, known as “Brooks Green” caravan park. They are now three separate parks. The Applicants own and manage Oaklands, Bluebell, Deer Fields, and Hill Top Parks. Whereas Brooks Green Park is owned and managed by a third party.

Brooks Green and Oaklands Parks - Brooks Green was originally agricultural land which became an airfield during the Second World War and was thereafter unsuitable for agriculture. The farmer therefore used the land as a caravan park. The northern part was used for residential caravans and the southern part was used for holiday static caravans. The park was subdivided when it was inherited by the children of the late Mrs Nancy Doe. The middle residential part, “Brooks Green Park”, is now in the ownership of her son. The southernmost part is now in the ownership of Mrs Doe’s daughter and son-in-law, Mr and Mrs Wenman (who are also the current owners of Bluebell Park and Hill Top Park and the Applicants), and has been renamed “Oaklands Park”. Oaklands Park gained planning permission for residential use by the over fifties in 2015 (having formerly been granted permission for static holiday caravans).

Bluebell Park (formerly known as “Larkins Park”) is immediately to the north of Brooks Green, and immediately south of Hill Top Park. It was granted planning permission Ref **DC/10/1170** on 9 August 2010 for “28 touring caravans and camping pitches together with internal access and parking arrangements” subject to various conditions, including those relating to the type of caravan (touring) and restricting use to holiday or seasonal use. Planning permission Ref **DC/10/1952** was granted on 19 October 2010 and varied condition 12 relating to a four week period of occupation by any individual, family or group. During this time it was known as “Larkins Park”. Larkins Park was inherited by another of the late Mrs Doe’s children and was subsequently purchased by the applicants and renamed “Bluebell Park”. The extant Planning Permission Ref **DC/17/0317** allows both touring and static holiday caravans on Bluebell Park. The extant Caravan Site Licence Ref **CS/55** dated 3 July 2017 allows 28 caravans, either touring or static, to be occupied for holiday purposes only between 1 February and 5 January. There is a reception building/site manager’s hut and amenities block. The park is gated and barrier controlled.

Deer Fields Park is a holiday park for 47 static holiday caravans, which lies immediately to the north of the Application Site, with Planning Permission Ref DC/23/1235.

Relevant Planning Law and Policy

Section 70 of the Town and Country Planning Act 1990 (as amended) and Section 38(6) of the Planning and Compulsory Purchase Act 2004 provide that applications must be determined in accordance with development plan policies unless material considerations indicate otherwise.

National policy is the National Planning Policy Framework (NPPF), and Horsham District Planning Framework (2015) and Shipley Neighbourhood Development Plan (2020) set out local policies.

NPPF Paragraph 10 sets out the “presumption in favour of sustainable development”. Proposals which accord with up-to-date policy must be approved without delay. Where the development plan is silent or out of date, planning permission should only be refused where adverse effects would “significantly

and demonstrably outweigh the benefits”.

Paragraph 11(d) footnote 8 states “for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 74; or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years”.

As the Council cannot currently demonstrate a five year housing supply, local plan policies may be deemed out of date.

Policies 18 and 19 of the Local Plan, in particular, are supportive of the development.

Policy 19 of the Local Plan relates to Park Homes and Residential Caravan Sites, and is supportive of the proposal. It states:-

“Proposals for the provision of park homes/residential caravans to meet a local district wide housing need will be supported provided that the development:

- 1. Is provided to meet a local housing need; there will be a requirement for them to be marketed in the first instance for a reasonable period of time to residents of Horsham district;*
- 2. The park homes/residential caravans shall be used for permanent accommodation; and*
- 3. No significant barriers exist in terms of flooding, poor drainage and poor ground stability... “*

“...Conversion of existing holiday accommodation will have to meet the above criteria and continuous use of the site must not cause unacceptable harm to the amenity of occupiers/users of nearby property and land, or damage to the environment.”

In particular, the proposal would be marketed to local people, and the Applicants are willing to offer a Section 106 obligation for this purpose.

Policy 18 of the Local Plan, relating to housing for senior citizens, is supportive of the proposed development. This can be demonstrated by the popularity of the Applicants’ Park Homes on Oaklands Park where many local over fifties have taken the opportunity to downsize, freeing up both equity for them, and a selection of larger, family-sized homes in the district.

Unlike many other types of housing for the over-fifties, the Application Site would offer relatively affordable, accessible single-level homes, with their own front doors and gardens, with the opportunity for owner-occupiers to continue to care for beloved family pets in their own homes. Furthermore, residents benefit from a balance of living in their own, independent residence within a close neighbourhood community. Therefore, they are able to continue to retain ties to family and friends within the district, and to contribute to the community through paid and voluntary work, remaining active and involved in the local community into retirement and beyond.

Conclusion

For the reasons given above the applicant respectfully requests planning permission is granted for

“THE SITING OF 23 STATIC CARAVANS FOR PERMANENT RESIDENTIAL OCCUPATION”.

Should you require any further clarification or information regarding this application, we will be happy to provide this.

**ROWLES DAVIS LTD
DECEMBER 2025**