

---

**From:** [REDACTED]  
**Sent:** 28 January 2026 14:53  
**To:** Planning  
**Subject:** DC/25/2042 - Change of use of existing 23no. static holiday caravans to permanent residential occupation  
**Attachments:** Hilltop - holiday to residential - Traffic Movements for Existing and Proposed Caravan Park.xlsx  
**Categories:** Comments Received

Good afternoon

My clients, Mr and Mrs Wenman, have asked me to respond to consultation responses received so far in respect of their Planning Application Reference DC/25/2042, for their property, Hilltop Park.

The local highway authority has asked for details of traffic movements estimated to arise from the new development. Therefore I attach a copy of a spreadsheet which gives the existing traffic movements for the current use (holiday park) and an estimate of the traffic movements for the proposed use (permanent residential use). Please note that, as the development will be aimed at the over 50s, in reality the traffic movements are likely to be far less than as for a residential park without age restrictions. If local highway authority officers wish to discuss this in greater detail, please let me know.

With regard to the query about whether a refuse lorry could access the site, my clients had the site designed with wide roads in order to allow two lorries to pass. This is for practical reasons, such allowing new units to be brought on to site with the minimum of disruption, as well as to allow access for refuse lorries, emergency service vehicles, etc. If local highway authority officers wish to discuss this in greater detail, please let me know.

My clients have also asked me to comment in regard to the Parish Council consultation response. They are surprised at the comments made, and think that the Parish Council may be confusing Hilltop Park with other, nearby, parks which are residential use, rather than holiday parks. Again, if you would like to discuss this in detail, please get in touch.

Kind regards

Rachel

**Rachel Rowles Davis LLM**

Solicitor and Director

**Rowles Davis LTD – Planning & Highways Law Firm**

Direct Line: 01823 27 77 45 Mobile: 07500 92 80 16

37 Salisbury Street Taunton TA2 6NA [rrd@rowles-davis.co.uk](mailto:rrd@rowles-davis.co.uk)

<http://rowles-davis-law.co.uk/>



Rowles Davis Ltd is a company registered in England and Wales under company number 08655549 and is authorised and regulated by the Solicitors Regulation Authority (SRA ID 598338)

Month	Existing Bluebell Park (28 Caravans)				Additional 23 Caravans		
	caravans occupied	average traffic movements per day	No of days in month	total traffic movements for month	caravans occupied	average traffic movements per day	No of days in month
January	closed	0	0	0	closed	0	0
February	5	7.5	28	210	4	6	28
March	5	7.5	31	232.5	4	6	31
April	10	15	30	450	8	12	30
May	10	15	31	465	8	12	31
June	15	22.5	30	675	12	18	30
July	18	27	31	837	15	22	31
August	18	27	31	837	15	22	31
September	18	27	30	810	15	22	30
October	10	15	31	465	8	12	31
November	5	7.5	30	225	4	6	30
December	5	7.5	31	232.5	4	6	31

### Notes

Estimate for "Existing" 28 caravans based on current use

Forecast for "Proposed" 23 caravans based multiplying "Existing" by 23/28

One car per caravan

Caravans are occupied on seasonal basis (not weekly rentals)

Occupiers coming and going as they please - no booking in times or days - arrivals and departures spread

A lot over fifties, tendency to use free bus passes rather than drive (regular bus service to town from ad

Occupiers often do not work so not restricted to weekends or holidays, so can travel when it's quieter a

Local shops can deliver meals and goods, less need to travel

Level 800 yard walk to pubs, restaurants, post office

Walking as recreation - to local shops, Sumners Ponds, local villages

ins

<b>total traffic movements for month</b>
0
173
191
370
382
554
688
688
665
382
185
191

d over week - everyone has their own key  
l adjacent bus stop)  
ind avoid peak traffic

Month	Hilltop - Holiday Use (existing)				Hilltop - Residential Use (existing)		
	caravans occupied	average traffic movements per day	No of days in month	total traffic movements for month	caravans occupied	average traffic movements per day	No of days in month
January	closed	0	0	0	23	35	28
February	4	6	28	168	23	35	28
March	4	6	31	186	23	35	31
April	8	12	30	360	23	35	30
May	8	12	31	372	23	35	31
June	12	18	30	540	23	35	30
July	15	23	31	698	23	35	31
August	15	23	31	698	23	35	31
September	15	23	30	675	23	35	30
October	8	12	31	372	23	35	31
November	4	6	30	180	23	35	30
December	4	6	31	186	23	35	31

### Notes

Estimate for "Existing" 28 caravans based on current use

Forecast for "Proposed" 23 caravans based multiplying "Existing" by 23/28

One car per caravan

Caravans are occupied on seasonal basis (not weekly rentals)

Occupiers coming and going as they please - no booking in times or days - arrivals and departures spread

A lot over fifties, tendency to use free bus passes rather than drive (regular bus service to town from ac

Occupiers often do not work so not restricted to weekends or holidays, so can travel when it's quieter a

Local shops can deliver meals and goods, less need to travel

Level 800 yard walk to pubs, restaurants, post office

Walking as recreation - to local shops, Sumners Ponds, local villages

sting)

<b>total traffic movements for month</b>	<b>net gain or loss</b>
966	966
966	798
1070	884
1035	675
1070	698
1035	495
1070	372
1070	372
1035	360
1070	698
1035	855
1070	884

id over week - everyone has their own key  
adjacent bus stop)  
and avoid peak traffic