

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council - FAO: Tamara Dale
FROM:	WSSC – Highways Authority
DATE:	19 January 2026
LOCATION:	Hilltop Country Park Emms Lane Brooks Green West Sussex RH13 0TR
SUBJECT:	DC/25/2042 Change of use of existing 23no. static holiday caravans to permanent residential occupation. (Use Class C3).
RECOMMENDATION:	More Information

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been consulted on proposals for change of use from 23 x static holiday caravans to permanent residential use. No changes are proposed to existing caravans and internal layout. The change of use will allow caravans to be occupied on permanent residential basis by over 50s. It lies immediately to the north of Brooks Green and Oaklands caravan parks, which are residential parks.

The current holiday use is between 1 February and 5 January. Vehicular access to Hill Top Park is via Bluebell Park with established access to Emms Lane (D class, rural, subject to national speed limit). The rural nature and geometry of Emms Lane mean vehicle speeds are likely to be below the posted limit. From inspection of the plans, WSSC and local mapping there appears to be no visibility issue at the point of access onto Emms Lane. I have also checked the most recently available verified road traffic incident records, which reveals there have been no traffic incidents in the vicinity of the existing point of access within the past 5 years.

The LHA are unable to assess parking demand for the caravans as floor plans have not been provided. However, it is noted that parking was deemed acceptable under DC/19/1863 (Variation of Condition 14 to approved application DC/19/0545) for the caravan park. Each plot has a single space with approx. 7 x additional spaces on the looped access road (total 30 x spaces). Under DC/19/0545 it was demonstrated that two cars can pass in access and the one-way looped access road. It is not clear what refuse collection arrangements are – the applicant should clarify this.

No vehicular trip generation information has been provided – what are the existing movements against anticipated proposed use (considering permanent residential homes may alter the nature and frequency of vehicle movements to and from the site).

Please ask applicant for this information and re-consult.

Katie Kurek
West Sussex County Council – Planning Services