

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 15 April 2026 13:42:26 UTC+01:00
To: "Hamish Evans" <hamish.evans@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/26/0540

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 15/04/2026 1:42 PM.

Application Summary

Address:	5 Orchard Close Scaynes Hill Haywards Heath West Sussex RH17 7PQ
Proposal:	Change of Use from dwellinghouse (Use Class C3) to children's residential care home (Use Class C2) for up to (2/3) children. No external alterations proposed. (additional information received 30.03.2026 and 07.04.2026)
Case Officer:	Hamish Evans

[Click for further information](#)

Customer Details

Address: 4 Orchard Close Scaynes Hill Haywards Heath

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I write to submit further comments in response to the applicant's additional supporting information regarding staffing, vehicle movements and operational arrangements. While the clarification is noted, it does not overcome the fundamental planning concerns arising from the proposed change of use from a private dwelling (Use Class C3) to a children's home (Use Class C2).

1. Intensification of Use - Not Comparable to a Family Dwelling

The applicant repeatedly asserts that the use is comparable to a "typical family household." This is not supported by the operational detail provided.

The proposal includes:

- Up to 3 staff on shift during the day
- A waking night staff member
- A registered manager attending weekdays
- Daily staff handovers

This results in a structured, shift-based staffing model, which is fundamentally different from a single household.

The applicant confirms up to:

- 10 staff-related vehicle movements per weekday

This level of activity clearly represents an intensification of use, introducing a pattern of comings and goings that would not occur in a typical dwelling.

2. Traffic and Parking Impact

While the applicant suggests vehicle movements are "modest," the figures provided indicate:

- Regular daily staff changes
- Additional movements associated with school transport, appointments and activities
- Periodic professional visits

Even if individually modest, the cumulative impact is materially greater than a standard dwelling.

The applicant states that there is adequate parking for 6 vehicles at the premises. I would dispute that - 4 would be a more realistic number. Even with just 4 vehicles, this would require an element of double-parking, thereby necessitating significant manoeuvring of vehicles onto and off the driveway, thereby increasing vehicle movements, and potentially creating additional noise, and danger to road users.

The reliance on Off-site public parking across the main road (I assume this means the Millenium Village Hall car park), as detailed in the supporting statement from the applicant, is totally inappropriate.

The car park is a community facility and is not intended for use as an overflow car park for local businesses. Regular use, as suggested in the supporting statement from the applicant, would have a significant negative impact on the utility of the village centre by local people, and groups using the village hall or sports ground.

In a quiet residential cul-de-sac, even moderate increases in vehicle movements and parking activity can have a disproportionate impact on residential amenity.

3. Change in Character of the Area

The proposal introduces:

- A staffed, shift-based care environment
- Regular staff turnover throughout the day and night
- Operational management presence

This represents a material change in the character of the property, from a private family dwelling to a managed care setting.

Even without external alterations, planning policy recognises that use and activity levels are key components of character.

The assertion that there is "no commercial element" does not alter the fact that this is a regulated institutional use (C2).

Furthermore, this is clearly a commercial venture as the applicant is the Finance and Operations Director of O.N.E. (Opportunity Network Empower), a company registered at Companies House, whose business is shown as "Residential care activities for learning difficulties, mental health and substance abuse"

4. Rural Sustainability Concerns

Scaynes Hill is a rural settlement with limited access to services.

The proposed use relies on:

- Regular staff commuting
- External professionals attending
- Transporting children to schools and services

This introduces a level of vehicular dependency inconsistent with sustainable development principles, particularly for a use requiring ongoing operational support.

5. Underestimation of Operational Activity

The applicant presents professional visits as "infrequent," however:

- Multiple agencies are involved (social workers, inspectors, health professionals)
- Visits are ongoing and cumulative over time

Combined with staffing movements, this creates a continuous operational presence, rather than the static occupation of a family dwelling.

6. Conclusion

While the need for children's care provision is fully acknowledged, this does not override the requirement to assess site suitability and planning impact.

The information provided by the applicant confirms that:

- The use will generate regular staff movements throughout the day and night
- The level of activity is greater than a typical residential dwelling
- There will be a material change in the character and intensity of use

For these reasons, the proposal represents an over-intensive and inappropriate form of development within a quiet residential cul-de-sac in a rural location and should be refused.

Kind regards