

From: James Sadler <james@one-home.uk>
Sent: 01 May 2026 14:36:57 UTC+01:00
To: "Hamish Evans" <hamish.evans@midsussex.gov.uk>
Subject: DM26/0540 - C2 Change of Use Application – Jaeger House
Attachments: Jaeger House - Welcome guide (BLUE).docx, 01. Statement of Purpose pdf.pdf, Over 100 Years of Relevant Management Experience.docx, 01. Location Assessment - Jaeger House.docx

Dear Hamish,

We are writing to provide further information and clarification in relation to our proposal for Jaeger House and how it will be run for your consideration, following feedback and concerns raised by local residents. We are grateful for the opportunity to provide further context and reassurance.

Please find enclosed our supporting documentation, including our Statement of Purpose, Location Assessment, and Leadership Overview, which together set out how the proposed use will be delivered in a safe, stable, and community-focused manner.

Proposed use

Jaeger House is proposed as a small C2 children's home accommodating up to three children. The proposed use is designed to provide a stable, residential environment that offers consistency, care, and support in a setting that is indistinguishable from a normal family home in terms of day-to-day appearance and function.

The home will operate on a structured routine centred on education, shared meals, leisure activities, and age-appropriate responsibilities, supporting children to develop stability, independence, and a sense of belonging.

Leadership and operational capacity

The leadership team has over 100 years of combined experience in children's residential care within Sussex. We are a small, experienced and committed provider rather than a large corporate organisation, with a clear focus on delivering high-quality, family-style care.

The team is highly experienced in supporting children who have experienced trauma and disruption. A small, suitably experienced staff team will be recruited, with a strong emphasis on training, safeguarding, and ongoing professional development to ensure consistent standards of care and safe operation.

Needs of children and placement approach

The children placed at Jaeger House are likely to have experienced significant disruption in their early lives and may not be able to live within their family networks. There is a recognised

shortage of foster placements, and small residential homes such as this form an important part of the care continuum.

Where appropriate, placements will be prioritised for children with local connections to Sussex to support continuity of education, health services, and community ties. A careful matching process will be undertaken to ensure compatibility within the small group setting.

Impact, amenity, and day-to-day operation

We fully recognise the importance of ensuring that the proposed use does not result in unacceptable impacts on residential amenity.

Given the scale of provision (a maximum of three children) and the high level of consistent adult supervision, the home will operate in a calm, structured, and low-impact manner.

Children will generally be in education during the day, with evenings focused on quiet, home-based activities appropriate to their needs. While some children may present with complex behaviours due to past trauma, the overall functioning of the household will remain comparable to that of a family home.

The property benefits from both internal and external space, which will be used constructively to support positive activities including gardening, art, music, and physical recreation.

Operational activity will be limited. Staff handovers will occur once daily, and the registered manager will be present Monday to Friday. External professional visits will be kept to a minimum and undertaken primarily off-site or virtually where possible, in order to preserve the residential character of the property.

Safeguarding and suitability of location

The home will operate within a robust safeguarding and care planning framework, with experienced staff oversight and one-to-one support where required. All risks will be identified, assessed, and managed in partnership with relevant professionals.

Jaeger House is located within a settled residential area with lower than average crime rates. The site is considered appropriate for a small-scale residential C2 use, with the surrounding environment providing a stable and suitable setting for vulnerable children.

Community integration

The applicant is committed to ensuring the home operates as a positive and respectful part of the local community. Children will be supported to understand appropriate expectations of behaviour within a residential neighbourhood, and constructive relationships with neighbours will be prioritised.

Any concerns raised by local residents will be addressed promptly, transparently, and appropriately.

Conclusion

In summary, the proposed use of Jaeger House as a small C2 children's home is low-impact in scale, residential in appearance and operation, and appropriately managed through experienced leadership, robust safeguarding arrangements, and structured daily routines.

The proposal will provide vulnerable children with a safe, stable and supportive home environment while ensuring compatibility with surrounding residential amenity and character.

We would be pleased to provide any further information required to assist in the determination of the application.

Kind regards



James Sadler
Finance & Operations Director

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