

Sent by email

19 Lucastes Road
Haywards Heath
West Sussex
RH16 1JN

Mr. Stefan Galyas
Mid Sussex District Council
Oaklands, Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

26 August 2025

Re: Planning Application DM/25/1968 at 1 Lucas Way, Haywards Heath, RH16 1JR - Use of a (C3) dwelling as a children's home for a maximum of 3 children with up to three carers, two sleeping overnight working on a rota basis.

Dear Mr. Galyas,

We are writing in response to the Notification of Planning Application dated 8 August 2025 for 1 Lucas Way in which the applicant is seeking to use the property as a children's home. We recognise that this is an application for a Lawful Development Certificate and have therefore focused our response on material considerations.

We object to the application on the following grounds:

1. The application is for C3(b) use of a dwellinghouse rather than its current C3(a) status. However, C3(b) use specifically requires that the dwelling be occupied by individuals living as a single household. As the applicant is clearly aware, caselaw sets a precedent here (North Devon District Council v First Secretary of State [2003]) determining that, for this category to apply, carers need to reside permanently in the dwelling. Given the application in question is for carers to work on a rota basis, which replicates the circumstances in the North Devon case, it cannot be considered lawful to use this C3 property for the purposes described. However, the applicant also appears to be attempting to pre-empt this issue and encourage consideration for a change of use from C3 to C2 arguing that this would not represent a significant change to the current use. This is inappropriate and requires full and proper consideration. As currently drafted the application lacks sufficient detail to be able to make an informed decision as to the impacts such a change of use would have on the area and the residents. Notwithstanding this, we consider the arguments set out below against the current application, would similarly apply in consideration of a change from C3 to C2.

2. The property in question is in the Lucastes Conservation Area, which MSDC characterises as ‘predominantly residential in nature’, with one of the main features contributing to its special character being ‘the absence of on street parking and low traffic flow’. We do not consider the application to be appropriate and in keeping with these special characteristics given the increased noise, traffic and on-street parking that will be generated from a children’s home which will have daily rotating staff, up to 3 different sets of family and friends visiting (which wouldn’t be the case with a single household), daily transportation to school(s), as well as visits from support services. Lucas Way is a small cul-de-sac with no walkways, so an increase in parking and traffic increases the risk to the young families that reside there, as well as to those residing in Lucastes Road where walkways are also not present on both sides of the entire road. The applicant cites examples of where such a change of use has been permitted, but none of these cases were in small quiet, residential cul-de-sacs, nor in conservation areas, where the implications are disproportionately more significant.

3.

[REDACTED]

[REDACTED]

[REDACTED] We moved to the Lucastes area to ensure that our child has a peaceful and safe environment where they can make full use of the amenities and enjoy an improvement to their wellbeing and quality of life. We therefore strongly object to any change that puts that at risk.

[REDACTED]

In light of the above, we respectfully request that MSDC refuse this application.

Yours sincerely,

[REDACTED]