

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 05 November 2025 08:42:31 UTC+00:00
To: "Caroline Grist" <caroline.grist@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/2550

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 05/11/2025 8:42 AM.

Application Summary

Address: Hillsborough House 118 High Street Hurstpierpoint West Sussex

Proposal: Change of Use from 6 no self contained flats, 4x1bed, 2x 2 bed (Class C3) to Children's Residential Home (Class C2) for a maximum of seven children between the ages of 8 and 18, with up to 5 carers working during the day and up to 3 carers at night.

Case Officer: Caroline Grist

[Click for further information](#)

Customer Details

Address: 2 South Avenue Hurstpierpoint Hassocks

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Objection Summary: DM/25/2550 - Children's Residential Home

We strongly object to the proposed change of use at Hillsborough House, 118 High Street, Hurstpierpoint (currently six flats) to a Children's Residential Home (Class C2) for seven children (aged 8-18) and a maximum of eight rotating staff.

Reasons why:

1. Conflict with Local and County Policy

Excessive Scale:

The proposed capacity of seven children plus eight rotating carers is considered out of scale. This breaches best-practice models, as West Sussex County Council's (WSCC) own Children First Strategy 2019-22 advocates for smaller, family-style settings of 2-4 children. Neighbouring authorities also run homes below six residents.

Heritage Harm:

The property lies within the Hurstpierpoint Conservation Area and affects the setting of a listed building. The constant shift-based activity and vehicle movements will harm the quiet residential character, conflicting with Policy DP26 (Character & Design) and Policy DP34 (Heritage Assets).

2. Amenity, Traffic, and Public Safety

Traffic Impact:

Up to eight staff vehicles daily, plus deliveries, will significantly increase noise and parking pressure on the High Street and rear lane, well beyond a typical residential scale of use.

Safety Risk:

The narrow rear access lane directly adjoins the public recreation ground, which is heavily used by local families. Frequent staff traffic and deliveries here would pose a clear safety risk and detract from public amenity. No safety assessment has been submitted.

3. Parent and Child Welfare Concern (Public Amenity)

The safety concerns are compounded by parental anxiety that a facility of this large scale, catering to up to seven children in a non-family-style setting, may lead to unsociable behaviour or a higher incidence of disturbances impacting the adjacent public recreation ground. Increased disruption, noise, and traffic, particularly from the rear access, will detract from the public amenity and potentially compromise the welfare and enjoyment of the local children and families who rely on the recreation ground.

4. Lack of Demonstrated Local Need

WSCC already operates 32 registered homes and is

commissioning three new 2-3 bed homes elsewhere. No evidence has been provided to show a shortfall in Mid Sussex that necessitates this proposal, suggesting it is unnecessary duplication.

Summary:

The application contradicts the Council's own strategies and breaches local policies DP26 and DP34. It creates significant traffic and safety hazards beside a children's recreation area and offers no proven community benefit.

Kind regards