

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 31 October 2025 12:58:28 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 31/10/2025 12:58 PM.

### Application Summary

**Address:** Hillsborough House 118 High Street Hurstpierpoint West Sussex

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**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.

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**Case Officer:** Caroline Grist

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### Customer Details

**Address:** 7 south avenue hurtpierpoint

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### Comments Details

**Commenter Type:** Neighbour or general public

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**Stance:** Customer objects to the Planning Application

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**Reasons for comment:**

**Comments:** Dear Planning Officer,

I am writing to formally object to the above planning application on the grounds that it conflicts with both local planning policy and the County Council's own published strategies for children's residential care. The proposal is unsuitable in scale, location, and design, and would result in material harm to the residential character and safety of the surrounding area.

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### 1. Scale and Suitability

West Sussex County Council's own 'Children First: In-House Residential Service Strategy 2019-22' identifies that residential homes should accommodate 2-4 children in small, community-based homes. The proposed 7-bed facility significantly exceeds this and would not operate in the family-style manner that the Council and Ofsted endorse as good practice.

### 2. Impact on Character and Heritage

Hillsborough House lies within the Hurstpierpoint Conservation Area and within the setting of a listed building. The continuous staffing and shift changes associated with this scale of operation would generate activity and vehicle movements inconsistent with the quiet residential character of the High Street. This directly conflicts with Mid Sussex District Plan Policies DP26 (Character & Design) and DP34 (Heritage Assets).

### 3. Highway Safety and Amenity

The property's rear access lane adjoins the recreation ground-a public space used daily by local children and families. Introducing frequent vehicle movements for shift changes, service deliveries and visitors presents an obvious safety risk and undermines the enjoyment of that public space. The applicant has provided no transport or parking assessment to demonstrate that the access and surrounding highway can safely accommodate this increase in traffic.

### 4. Absence of Proven Local Need

The County Council already has 32 registered children's homes in operation and is developing three new small 2-3 bed homes under its 2024 commissioning programme. These provide additional capacity specifically designed to meet local needs. No evidence has been provided that a 7-bed home in Hurstpierpoint is required or consistent with the Council's sufficiency duty under Section 22G of the Children Act 1989.

### 5. Contradiction with Council Policy

The Council's 2024 Commissioning Residential Provision report explicitly supports creating new homes of 2-3 bedrooms each, focused on localised care for complex needs. The current proposal contradicts this approach by converting a large building in a sensitive, high-street location into an over-intense institutional use. This is inconsistent with both County and national guidance which seek to ensure that placements are welfare-appropriate and located in suitable surroundings.

### Summary and Requested Outcome

In summary, the proposal represents an over-intensification of use, is incompatible with the conservation character of the area, creates safety risks for local children, and is contrary to both local planning policies and the County Council's own children's home

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strategies. For these reasons, I respectfully request that the Council refuse planning application DM/25/2550.

I trust the concerns outlined above will be given full consideration. To support this objection I am also submitting the following accompanying documents:

1. Appendix 1 of 2 - Planning Policy and Precedent Evidence Pack. This sets out relevant local and national policy, recent comparable decisions, and explains how the current proposal conflicts with established guidance and previous determinations.

2. Appendix 2 of 2 - Council Policy Conflict Evidence. This highlights where the proposal is inconsistent with Mid Sussex District Council's own stated policies, published positions and decision-making approach.

These appendices should be read alongside this objection. They provide the detailed policy basis, precedent and evidence that reinforce the case for refusal.

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Kind regards