

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 25 March 2026 10:10:15 UTC+00:00
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 25/03/2026 10:10 AM.

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.
Case Officer:	Hamish Evans

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Customer Details

Address: 2 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:	DM/26/0540 - Objection to Planning Application - Proposed Change of Use from C3 to C2 at 5 Orchard Close Scaynes Hill Haywards Heath West Sussex RH17 7PQ I am writing to object to the proposed change of use from a C3 residential dwelling to a C2 residential care home for vulnerable children. While I fully support the need for appropriate care settings, this particular location raises several serious concerns

that have not been addressed in the application.

1. Lack of essential assessments

The application does not include any of the assessments normally expected for a change of this scale and sensitivity. There is no noise assessment, no health and safety or risk assessment, no location suitability assessment, and no operational management information. Without these, it is impossible for residents or the planning authority to understand the true impact of the proposal.

2. Unsuitability of the location for vulnerable young people

Scaynes Hill is a small village with very limited amenities. There are very limited education and employment opportunities, and public transport is infrequent. For vulnerable children - particularly older ones with complex needs - this lack of access to services, activities, and support networks is a significant concern. The application does not demonstrate how these needs would be met.

3. Material change to the character of a quiet residential street

Orchard Close is a narrow, quiet residential road made up of family homes and older residents. Introducing a 24 hour staffed care home represents a substantial intensification of use compared with a typical household. The constant staffing, shift changes, and professional visits will inevitably alter the peaceful character of the street.

4. Parking and traffic pressures

The road is already narrow and experiences parking pressure, particularly near the roundabout on which the property is adjacent to. A home with 24 hour staffing, visiting professionals, and multiple shift changes will increase vehicle movements and parking demand. The application provides no further information on visitor frequency, making it impossible to assess the impact properly.

5. Noise and disturbance concerns

A care home operating around the clock will generate significantly more noise and activity than a standard dwelling. This includes staff movements, professional visits, and the day to day needs of the young people living there. Without a noise assessment, there is no evidence that neighbouring properties - particularly those with vulnerable residents - will be protected from increased disturbance.

6. Concerns relating to the needs of the children themselves

The proposal indicates that the home could accommodate children with complex social, emotional, or behavioural needs. While the application does not specify the nature of these needs, the operating company's own public materials show that they work with young people who may require a high level of specialist support. This makes it even more important that the suitability of the location, the property layout, and the surrounding environment

is properly assessed. The application does not demonstrate how this particular setting would meet those needs safely or appropriately.

7. Impact on existing residents

As someone who lives on this street, I know first hand how quiet Orchard Close is. The houses are close together, parking is limited, and the road layout means even small increases in traffic or noise are felt immediately by neighbours. Introducing a 24 hour operation into such a compact residential setting would place additional pressure on residents who rely on the current calm, predictable environment. This is not simply a theoretical concern - it would have a real, day to day impact on the people who already live here.

Conclusion

This proposal represents a substantial intensification of use in a location that is not suited to the needs of vulnerable young people and would materially affect the character, safety, and amenity of the surrounding homes. The absence of key assessments and operational details makes it impossible to understand or mitigate the impacts.

For these reasons, I respectfully request that the application be refused.

Kind regards