

From: James Sadler <james@one-home.uk>
Sent: 07 April 2026 11:36:17 UTC+01:00
To: "Hamish Evans" <hamish.evans@midsussex.gov.uk>
Subject: Re: reference DM/26/0540

Dear Hamish,

Thank you for your email and for the update regarding the application process. I appreciate you keeping us informed.

Further to your queries, please see our responses below:

Number of Children and Staffing Arrangements

The home will accommodate a maximum of three children and will be run in a manner consistent with a typical family household environment.

Staffing arrangements are as follows:

Three care staff on shift during the day

One waking night staff member, typically arriving late evening and departing at approximately 8:00am

One Registered Manager, working Monday to Friday during daytime hours on a flexible basis

A daily handover between day staff will take place between 10:00am–10:30am. All team meetings and staff training will be held off-site to avoid generating additional vehicle movements.

Expected Vehicle Movements:

Taking into account staffing, anticipated vehicle movements are:

- Day staff arrivals and departures – up to 6 movements per day
- Night staff arrival and departure – 2 movements per day
- Manager arrival and departure (weekdays only) – 2 movements per day

Additional journeys, such as school transport, appointments, or general family-type outings, are consistent with a normal family household. Overall, daily vehicle movements remain modest and comparable to a busy family dwelling.

Professional and Regulatory Visits:

Additional visits are limited and infrequent:

- Regulation 44 independent visitor – once per month
- Social worker visits – approximately every 6 weeks per child
- Statutory review meetings – every six months
- Annual Local Authority quality assurance visit
- Ofsted inspections (periodic)
- Annual health assessment – once per year per child
- Routine maintenance and compliance checks, comparable to those required for any residential dwelling

The majority of professional meetings are conducted virtually. When averaged across the year, these visits result in very occasional additional vehicle movements and are not materially different from a standard residential property.

Parking Provision:

The property benefits from off-street parking sufficient to accommodate up to six vehicles, which meets staff requirements without overspill.

Additionally, public parking is available across the main road adjacent to the local park (approximately 50 spaces), ensuring no impact on neighbouring residential parking.

Previous Occupancy:

The property has historically operated as a single residential dwelling (Use Class C3), with occupancy levels typical of a family home.

Summary of Vehicle Movements and Visits:

Category	Frequency / Movements	Notes
Day staff	Up to 6 movements per weekday	3 arrivals + 3 departures
Night staff	2 movements per weekday	Arrive late evening, depart 8:00am

Manager	2 movements per weekday (Mon–Fri)	Flexible daytime hours
Children’s family visits	Infrequent	Most visits occur off-site or in contact centres
Social worker visits	Every 6 weeks per child	Typically 1–2 professionals per visit
Regulation 44 visits	Once per month	Independent visitor
Statutory review meetings	Every 6 months	Per child
Annual health assessment	Once per year per child	Minimal traffic impact
Maintenance & compliance	Periodic	Comparable to any residential dwelling

The proposed use of the property as a children’s home for up to three children is low intensity and consistent with a standard family household. Staff arrangements involve a small team with predictable shift patterns, resulting in up to approximately 10 staff-related vehicle movements per weekday, with fewer at weekends.

Children’s family contact, professional visits, and regulatory inspections are infrequent and limited, ensuring minimal additional traffic or disturbance to neighbouring properties. Routine maintenance and compliance checks are comparable to those of any residential dwelling.

The property has adequate off-street parking, supplemented by substantial public parking nearby, so there will be no overspill affecting neighbouring streets.

Overall, the proposal represents a modest and proportionate change of use, with no material impact on local amenity, traffic, or parking.

We trust this provides the clarification required. Please do not hesitate to contact me if further information would assist in the determination of the application.

Kind regards,
James



James Sadler
Finance & Operations Director

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From: Hamish Evans <hamish.evans@midsussex.gov.uk>

Sent: Thursday, April 2, 2026 9:35:03 AM

To: James Sadler <james@one-home.uk>

Subject: RE: reference DM/26/0540

Dear James,

Thank you for the below information. Please could you provide the expected number of journeys to and from the site in a typical week? Would there be visits from other parties such as parents? When would staff change over take place? Do you also know the previous occupancy levels of the site?

Just so you are aware I have had a request from Councillors to call-in the application to be determined by the planning committee rather than through delegated powers. I will keep you updated on whether the application will be determined by the committee or through delegated powers.

Thank you,
Kind regards,

Hamish Evans
Planning Officer
Direct Line: 01444 477228
hamish.evans@midsussex.gov.uk
www.midsussex.gov.uk
Working Together for a Better Mid Sussex

From: James Sadler <james@one-home.uk>
Sent: 30 March 2026 17:48
To: Hamish Evans <hamish.evans@midsussex.gov.uk>
Subject: RE: reference DM/26/0540

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Dear Hamish

Thank you for your email, I hope you are well.

Further to your request, I have set out below additional detail regarding the proposed use and operation of the property.

The property will operate as a small-scale children's home for up to three young people (aged 8–18) who are looked after by local authorities.

The home is designed to function as a single, cohesive household, with children living together in a family-style environment supported by a small, consistent staff team. Placements are carefully matched to ensure compatibility and stability.

The day-to-day operation of the home will closely resemble that of a typical family dwelling, including:

- Children attending school or education during weekdays
- Participation in community activities, hobbies, and local services
- Shared meals, routines, and home-based activities

There is no commercial element, no public access, and no external signage. The use is entirely residential in nature, with care provided within the home environment.

Vehicle movements associated with the property are expected to be limited and comparable to a standard family home, comprising:

- School transport and routine daily activities
- Occasional visits from professionals (e.g. social workers or therapists)
- Staff shift changes (typically 1–2 movements per shift change)

There will be no intensified traffic generation or high-frequency visitor patterns.

Staffing and Shift Arrangements

The home will provide 24-hour care, with staffing levels proportionate to the needs of the children.

Typical arrangements include:

- Daytime and evening staff present within the home
- A waking night staff member providing overnight supervision
- Small, consistent staffing teams to maintain continuity

Staff operate as part of the household environment rather than in a commercial capacity, supporting daily routines and care.

Please do let me know if you require any further clarification or supporting information.

Kind regards,
James



James Sadler
Finance & Operations Director

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From: Hamish Evans <hamish.evans@midsussex.gov.uk>

Sent: 27 March 2026 11:01

To: James Sadler <james@one-home.uk>

Subject: RE: reference DM/26/0540

Dear James,

Thank you for the below email and all well here, I hope you are as well.

Please could you provide details of the future occupiers, the expected frequency of journeys to and from the site including from third party visitors and details of shift arrangements and details of how the site will be operated?

Thank you,
Kind regards,

Hamish Evans
Planning Officer
Direct Line: 01444 477228
hamish.evans@midsussex.gov.uk
www.midsussex.gov.uk
Working Together for a Better Mid Sussex

From: James Sadler <james@one-home.uk>

Sent: 23 March 2026 11:58

To: Hamish Evans <hamish.evans@midsussex.gov.uk>

Subject: reference DM/26/0540

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Hi Hamish

I hope you are well.

I just wanted to reach out and check in with regard to our application (ref DM/24/0540).

I just wanted to ensure that everything is progressing as expected and to ask whether there is any further information or documentation required from our side to support the application.

Please do let me know if anything further is needed, and I would be happy to provide this promptly.

Thank you for your time and support.

Kind regards,



James Sadler
Finance & Operations Director

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