

Stefan Galyas

From: [REDACTED]
Sent: 25 August 2025 16:40
To: Stefan Galyas
Subject: 1 Lucas Way, Objection to LDC application - DM/25/1968

Planning objection

From: [REDACTED] 23 Lucastes Road, HH RH16 1JN

Dear Stefan

I am writing to formally object to the above planning application for the proposed change of use of a residential property from Class C3 (dwelling house) to Class C2 (children's home), located within the Lucastes designated conservation area in Mid Sussex.

Grounds for Objection

1. Impact on the Conservation Area

The proposal is contrary to Policy DP35 of the Mid Sussex District Plan, which requires that development within conservation areas must preserve or enhance their character and appearance. The introduction of a commercial-style use in a quiet residential setting risks undermining the historic and architectural integrity of the area.

This concern is reinforced by Paragraphs 202–214 of the National Planning Policy Framework (NPPF), which emphasise the need to protect heritage assets and ensure that any harm is clearly justified and outweighed by public benefits. In this case, no such justification has been provided.

The proposed staff:child ratio for the proposed children's home shows an expectation that the children placed will have high needs, indicating likely behavioural issues, which is a conclusion so supported by Ofsted and Department for Education materials

9% of children in care are asylum seekers and Cranmead (the applicant) include looking after asylum seekers as an objective of theirs. Personally I feel a lot of sympathy for asylum seekers and think that Britain should do more to look after them, but it is without doubt that in the current climate a home housing them becomes a magnet for violent protest. Lucas Way is tiny and would be very difficult to police, on top of the strain on police resources that would be caused. We know that such protesters are active in Haywards Heath as can be seen from the red crosses recently painted on road signs etc

2. Residential Amenity

The proposed use will result in increased noise, activity, and traffic due to staff movements, visitors, and service deliveries. It is widely accepted by similar applicants that there is an increased need for emergency response vehicle movements for which Lucas Way, a narrow small cul de sac is particularly unsuited. This would negatively affect the amenity of neighbouring residents, contrary to Policy DP29 (Noise, Air and Light Pollution) and Policy DP26 (Character and Design), which seek to protect the quality of life and character of residential areas.

The NPPF Paragraphs 96–108 also stress the importance of creating safe and healthy communities, which includes protecting existing residents from undue disturbance.

3. Transport and Highway Safety

The change of use will lead to increased vehicular traffic and parking demand on one of the quietest

roads in the town. On a road with no pavements on either side this will compromise highway safety and accessibility. This is particularly concerning in a conservation area.

This contravenes Policy DP21 (Transport) and NPPF Paragraphs 109–118, which require developments to demonstrate safe access and minimal impact on the transport network.

4. Loss of Housing

The proposal would result in the loss of a family dwelling, potentially impacting the local housing mix and availability. This is inconsistent with Policy DP6 (Settlement Hierarchy) and NPPF Paragraphs 61–84, which support the retention of diverse housing stock to meet local needs.

The applicant is based in Brighton and Hove and its objectives are limited to residents of Brighton and Hove and its surrounding area. Yet they appear to have made no applications for such changes of use in the Brighton area (based on searching for the applicant on the Brighton and Hove Council planning portal). It seems wrong that Haywards Heath should lose a much needed family home in these circumstances.

5. Inadequate application

There is insufficient information to allow the application to be properly assessed for the impact it will have and the application does not give sufficient precise details of the proposed use. The applicant references other applications in Adur and Worthing but these applications show a far higher level of detail such as the ages of the children, expected educational needs, confirmation that they would not be tutored at the house, shift hours for staff, that there would be a curfew, that neighbours would be given contact numbers for the home's managers, etc.

Conclusion

In light of the above, I respectfully request that the Council refuse this application. The proposal is incompatible with both national and local planning policies and would result in harm to the conservation area, residential amenity, and local infrastructure.

Thank you for considering my objection.

Yours sincerely

