

4 Lucas Way
Haywards Heath
West Sussex
RH16 1JR
28 August 2025

Re: Planning Application DM/25/1968 at 1 Lucas Way, Haywards Heath, RH16 1JR

Dear Mr Galyas

I would make the following observations on the above application which I oppose. I initially set out the confusion within the application and go onto describe my concerns with certain aspects of the application as well as my concern on compliance with planning laws exhibited by the applicant address. The planning committee should be highly concerned that the applicant has sought to obfuscate certain information, mislead the planning committee and not provide significant information that is relevant to the application.

Ambiguity in Stated Reason for the Application

The application summary form states the following

[REDACTED]

However the supporting letter states the following in the "Conclusion" section.

"The proposal constitutes a change of use from Use Class c3(a) dwelling house to c2 Residential institution, .."

It is ambiguous and unclear on what the applicant is actually seeking.

Obfuscation of Information.

Lucas Way is a small and narrow cul-de-sac with only 6 houses, this is not mentioned in the application. As a consequence all traffic that enters Lucas Way can only turn at the turning circle at the end of the road.

Significantly the map drawing on the initial page of the applicant letter truncates the end of Lucas Way and does not show the turning circle. As a consequence the uninformed reader cannot see that the road is a cul-de-sac and might be left with the impression that Lucas Way is a through road.

Omission of Significant information.

The following information is not contained in the application

- a) The address is in a conservation area, this is not mentioned in the application. This alone should necessitate a full planning application.
- b) Being a cul-de-sac that is situated off of a cul-de-sac (Lucastes Road) the traffic pattern on Lucas Way is extremely light. This is recognized by the council who, as a function of this traffic pattern, elect to turn off the street lights on both Lucas Way and Lucastes Road overnight.
- c) As previously stated Lucas Way is a narrow cul-de-sac and all traffic that enters the road has to use the turning circle at the end of Lucas Way. I am of the view that the change of use will, on the balance of probabilities, bring extra traffic brought about by carers, visitors, the charity and various

support agencies at potentially differing hours of the day and night and without any consistency. This will impact upon all residents of Lucas Way as the traffic would need to use the turning circle at the end of Lucas Way.

d) There are no pavements in Lucas Way.

e) Lucas Way has parking restrictions.

f) The application makes no mention of the potential needs of the children that could be resident. The resident children could be subject subject to the following, including but not limited to;

Clinical visits as a function of mental health issues.

Court orders which would involve multi-agency visitors.

These visits could be doubled or tripled depending on the needs of the resident children.

I would offer that, on the balance of probabilities, these comings and comings would not be comparable to a single household dwelling and would give the property a more commercial character than the other properties in Lucas Way which are all owner occupied.

g) The “carers” described by the applicant will be employees of the charity. These employees will have the needs of any employee and may potentially take their comfort breaks and make any personal mobile phone calls or similar activity in front of the property or on the Lucas Way disturbing the residents. This again reinforcing the potential commercial character of the property.

h) The age ranges of the children are not stated.

Statements within the application that cannot be relied upon

The application makes the following statement which is forward looking and as such cannot be relied upon

“The children will live at the children’s home, hopefully for many years”

This statement is aspirational, vague and cannot be relied upon. If the application were successful the applicant cannot be held to this statement and the child residents could change at a frequency determined by the applicant. Any residential children could turn over at a much higher frequency (perhaps even intra year or even intra month) resulting in potentially less neighborhood stability and more disturbance.

In contrast to this a report for a UK parliamentary committee made the following observations:

“...review of residential care highlighted that more than half of placements in children’s homes last less than three months and that a children’s home was the first-choice placement for only one quarter of children living in these homes. Only 18% of placements last longer than a year.”

Link [here](#)

Ofsted Report on Cranmead

A recent report by Ofsted, dated 23 April 2025, of a childrens home managed by the provider Cranmed concluded that the childrens home:

"requires improvement to be good"

[Link here](#)

Precedents

In contrast to the information supplied by the applicant there are numerous examples of where similar proposals for a Lawful Development Certificate application have not been successful and have additionally failed on appeal. These include but are not limited to the following.

APP/G4240/X/23/3327733

APP/R2330/X/22/3309304

Lucastes Conservation Area

The applicant address is in the Lucastes Conservation area. On Thursday 28 August 2025 Irene Fletcher, the tree officer from Mid Sussex, attended the address as trees were being felled and the necessary planning application had not been sought in advance.

Conclusion

I oppose the application and I am of the opinion that the proposed use would be materially different than what would be expected for a typical family dwelling. The key differences include the potential pattern of occupation by different children and carers and the comings and goings that would be associated with resident children, carers, other scheduled staff or support agencies during the day or night. This would lead to a potentially higher level of traffic and disturbance which combined with the commercial nature of the proposed change of use would bring a change to the character of Lucas Way which is situated in the Lucastes conservation area.

Yours sincerely

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