

102 Penland Road,
Haywards Heath,
West Sussex
RH16 1PH

3rd December 2025

Mr. Hamish Evans,
Planning officer,
Planning Department
Mid Sussex District Council

Dear Mr. Evans,

**Re DM/25/2830 – 65 Balcombe Rd., Haywards Heath
Application for change of use from C3 Residential to C2**

I am writing to object to the application by the owner to change the above dwelling from a residential property to a children's care home. My reasons are as follows:-

The Balcombe Rd and the surrounding area is purely Residential and I believe any change from Residential status would set an unwelcome precedent for other dwellings wishing to apply for a change.

No 65 immediately adjoins 5 other residential properties and is very close to a further 2 other properties, including my own where the corner of my garden meets the corner of the garden of No. 65. For this reason it is a very unsuitable location. A more remote location away from other properties is a necessary requisite for this usage. I imagine that renting their property out to a children's home of this kind is very lucrative indeed and the large rental income is very attractive

I would be very concerned by the possible noise nuisance from the garden and house. Currently residents enjoy a high degree of peace and quiet, within the bounds of normal residential use, and a children's home could potentially impact residents negatively and possibly significantly. This could be at any time and particularly on weekends and when relatives visit the home.

Teenagers especially if they are disturbed and have a history of addictions could mean shouting, swearing and loud music as well as disturbance at night. Any incidents, as there will be would be very noisy and disruptive. This will impact the quality of life of residents seeking peace and quiet in

the sanctuary of their homes and possibly constitute a breach of article 8 of the 1998 Human Rights Act – “the right to the peaceful enjoyment of your home”.

We would also be concerned about children escaping at the back of the property into neighbouring gardens, affecting the safety of themselves and the safety of others, especially with young children in surrounding houses.

The applicant states that only 3 children would be living at the property but as this is a 5 bedroom house, I would imagine that the intention would be to accommodate more and as stated could be up to 9 plus a carer in attendance. I would also be concerned that should C2 status be granted on this property it might be sold to the current tenant, Novo Healthcare and then extended to create more accommodation and a larger children’s home.

The house is remote from any local amenities which would mean a lot of car movement in and out of the property as children are taken to amenities as well as regular visits by social workers, nurses, carers, property inspectors, the council, company employees, relatives and maybe the police. Currently the driveway of No 65 will not accommodate more than 6 cars closely parked on the driveway and will have difficulty turning round to exit on to the busy Balcombe Rd. and is therefore not suitable for a large number of regular visitors. This will have an impact of the houses immediately to each side and opposite.

Walking with the children is not safe along the Balcombe Road where you have to cross over twice as there isn’t a continuous pavement from top to bottom. Also the pavements are narrow.

The application states that “it is considered that the change of use from C3 to C2 use does not amount to a “material” change of use. I would suggest that for the reasons given above this amounts to a **significant “material” change of use** and I would respectfully urge you to reject this application.

Yours sincerely,

[REDACTED]

