



Woodland Glade is not appropriate for such a facility due to the following material planning considerations:

1. Loss of Residential Character. Woodland Glade is a stable, owner-occupied, and family-oriented residential area. The introduction of a commercial-style care home fundamentally alters its character and undermines the community cohesion residents have paid a premium to enjoy.

2. Increased Traffic and Parking Strain. The application clearly understates the potential impact on traffic volumes and highway congestion in and around Redwood Drive. This is driven by the number of vehicles at each property and the number of existing spaces. This has impact on the flow of traffic and will compromise access for delivery (online shopping) and service vehicles. The on-site parking will only provide space for the 2-support staff in residence which will double to 4 staff at shift change over: however, the home's own documents state frequent visits by social workers, medical staff, manager, family and friends.

3. Security and Amenity Concerns. With a high volume of unfamiliar cars and visitors, the security that residents rely on will be compromised. Unlike traditional dwellings, this commercial use introduces a level of unpredictability and intrusion not seen on a what is in essence a residential cul-de-sac.

The proposed change of use will have a detrimental effect on the living conditions of neighbouring occupiers at: 100 Redwood Drive; No's. 11 and 15 Brier Hill View regarding possible increased noise levels. As such, the proposed change of use will be contrary to policy LP24 of the Local Plan, which sets out the expectation that good design should be at the core of all proposals in the district. Among other things, this policy sets out requirements to ensure proposals provide a high standard of amenity for future and neighbouring occupiers

4. Potential for Future Expansion. While the application states a maximum of 3 children, there are no safeguards in place to prevent future expansions or more intensive uses once a C2 classification is granted.

5. Precedent for Further Change. Allowing such a change opens the door to further applications, especially as the applicants own other properties on the estate, eroding the residential nature of the estate and creating a domino effect in devaluing properties and impacting lifestyle quality due to mixing commercial use on an estate which is solely residential. This application has the potential for loss of residential amenity which is both significant and unjust to current residents who invested in this location with legitimate expectations of continuity. I urge the council to reject this application in defence of the local plan, community character, and the wellbeing of long-standing residents.